

Denny & Salmond

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Residential Sales & Letting Agents



£850 Per Calendar Month

Flat 3, 35 Manby Road, Malvern, Worcestershire, WR14 3BD

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Situated in Great Malvern, this first floor one bedroom flat offers splendid views towards the Malvern Hills and is easily accessible for both the town and the railway station. The accommodation comprises entrance hall, open plan living room with kitchen area, fitted with new appliances, double bedroom and bathroom. The apartment is newly decorated and benefits from fibre broadband and off road parking. Available to let on an unfurnished basis from December. Sorry not suitable for pets and non smokers only please.

Communal Entrance

Accessed from the side of the building, a door leads into the Communal Hallway with an attractive mosaic tiled floor and staircase rising to the upper levels. Apartment 3 is located on the First Floor to the front of the building.

Entrance

From the Landing a part glazed door leads into an Entrance Vestibule shared with Apartment 4. A further door leads into Apartment 3 and a small Entrance Hall with cupboard housing hot water cylinder.

Doors leads to the Bedroom, Bathroom and Open Plan Living Room and Kitchen area.

Open Plan Living Room and Kitchen

13'10" x 13'0" (4.21 x 3.95)

A lovely light room with double glazed window to front aspect offering splendid views towards the Malvern Hills and electric night storage heater.

The kitchen area is fitted with a range of wall and base units with stainless steel sink unit and tiled splash backs. Fitted with new appliances, including electric double oven and hob, washing machine and fridge/freezer.

Bedroom One

11'9" x 9'2" (3.57 x 2.79)

Double glazed window to front aspect with views towards the Malvern Hills, night storage heater and fitted wardrobe with hanging rail and louvre doors

Bathroom

The Bathroom is fitted with a white suite comprising; panelled bath with electric shower over, low level WC and pedestal wash hand basin. Part tiling to walls, extractor fan, window to side aspect, electric wall mounted heater, shaver point and light.

Cellar

Tenants at 35 Manby Road have the use of the cellar storage below the building.

Council Tax Band

We understand that this property is council tax band A
This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Tenancy Unmanaged

This Tenancy will be managed by the landlord.

The tenancy agreement will be set up on an initial 6 months period.
Applications for the property must be made directly to Denny & Salmond. Upon agreement of the landlord, applicants will be provided with a referencing form to complete/submit, from an appointed D&S referencing company. The property will only be fully taken off the market once we have received a returned reference decision (including any guarantors), correct Right-to-Rent documents and a tenant signed Assured Shorthold Tenancy Agreement.
Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified the rent is exclusive of all out goings.

Tenancy Fees

Security Deposit (per tenancy. Rent under £50,000 per year) Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.
Unpaid Rent: Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.
Lost Key(s) or other Security Device(s) Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).
Variation of Contract (Tenant's Request): £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.
Change of Sharer (Tenant's Request): £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.
Early Termination (Tenant's Request): Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.
Please ask a member of staff if you have any questions about our fees.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

From our offices in Malvern, proceed down Church Street and through the traffic lights. Turn right into Avenue Road, continue past the Railway Station and turn right into Manby Road. The property will be located towards the bottom on the left hand side.

