



## 26 Park View Apartments

33 Abbey Road, Malvern, WR14 3HG

£870 Per Calendar Month



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Situated in the centre of Great Malvern, near to the theatre and Winter Gardens, Park View Apartments is a splendid former Victorian Water Cure set amidst attractive communal gardens. Located in the centre block and accessed via a splendid staircase, or via lift, this second floor apartment comprises an entrance vestibule leading to an inner hallway, living room, fitted kitchen, double bedroom and bathroom with separate shower. The apartment has use of the well tended gardens, one allocated parking space along with further visitors parking. Available January 2026.

## Communal Entrance Hall

Security entrance doors leads into a grand Entrance Hall with lift and staircase to the Upper Floors. Apartment 26 is located on the 4th floor.

## Entrance Vestibule

A solid wood entrance door leads into the entrance vestibule with cloaks area and further access into the:

## Entrance Hall

Entrance Hall with intercom entry phone, radiator, doors to all rooms and two deep storage cupboards one housing the hot water cylinder and the other having shelving within.

## Living Room

18'2" x 14'11" (5.56 x 4.57)

A spacious room with sash window to the front taking full advantage of views towards the Malvern Hills. Radiator, telephone point and opening to:

## Refitted Kitchen

11'5" x 8'8" (3.49m x 2.65m)

Newly fitted with a range of grey Shaker style base and eyelevel units under a wood effect worksurface with tiled splashback's and one and a half bowl sink unit with mixer tap. Space for fridge freezer, integrated electric oven with four burner gas hob and extractor hood above. Wood effect vinyl flooring, integrated washer dryer, centre light and hatch to a small loft space.

## Bedroom

13'10" x 10'11" (4.23 x 3.34)

Sash window to front elevation, radiator, gas central heating boiler concealed within boxing and wardrobe to chimney breast recess. Telephone point.

## Bathroom

The Bathroom is fitted with a light coloured suite comprising panelled bath, pedestal wash and basin and low level WC, part tiling to walls, fully tiled shower enclosure with glass cabinet housing Mira Zest electric shower. Radiator and extractor vent.

## Outside

A particular feature of Park View Apartments are the wonderful communal gardens which offer a multitude of places to sit outside and enjoy views to the Hills and the adjacent Winter Gardens. There is one allocated parking space for this apartment along with ample visitors parking.

## Council Tax Band

We understand that this property is council tax band B.

This information may have been obtained via [www.voa.gov.uk](http://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 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.

## Tenancy Managed

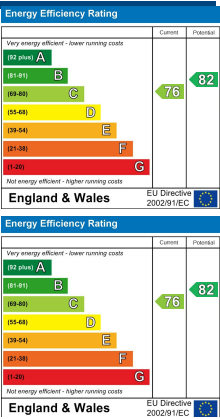
This Tenancy will be managed by Denny & Salmond on behalf of the landlord. The tenancy agreement will be set up on an initial 6 months period. Applications for the property must be made directly to Denny & Salmond. Upon agreement of the landlord, applicants will be provided with a referencing form to 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.

## Disclaimer

Photographs of this property may have been taken prior to the current tenants occupation. The text, photographs and measurements within these particulars are for guidance purposes only and are not necessarily comprehensive or will form part of the tenancy agreement. Reasonable endeavours have been made to ensure that the information given in these particulars is correct and up to date. Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

## Directions

From our Malvern office proceed down Church Street, bearing right at the traffic lights into Abbey Road. Pass the theatre and continue ahead, past the front of Park View Apartments. Bear left into Priory Road and left again into Orchard Road. The entrance to the parking area is at the rear of the building at the end of Orchard Road. The apartment is located in the central building on the Fourth Floor.



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