



20 Crown Lea Court Borrowdale Road, Malvern, WR14 3NG

£900 Per Calendar Month

Located on Borrowdale Road, close to the amenities of Barnards Green, this second-floor apartment offers a perfect blend of comfort and convenience. The property boasts spacious accommodation, including a light living room with access to a balcony, a fitted kitchen, two bedrooms with fitted wardrobes and a bathroom. One of the standout features of this apartment are the pleasant communal gardens along with a garage en bloc, providing additional storage or a secure space for your car.

Available from 31st Jan 26 - sorry not suitable for pets

Communal Entrance Hall

Intercom entry provides access into the wide Communal Entrance Hall with staircase rising to the upper floors. Apartment 20 is located on the Second Floor.

Entrance Hall

Solid wood entrance door leading to the entrance hall with radiator, dado rail and doors to all rooms. Intercom entry phone, central heating thermostat, hatch to loft space, cloaks cupboard and airing cupboard housing lagged tank and shelving.

Living Room

A light and spacious room with two double glazed windows and door to the rear. The door leads to a small balcony area, ideal for a bistro table and chairs and takes advantage of far reaching views towards the Severn Valley. Two radiators and TV point.

Kitchen 10'7" x 7'4" (3.23 x 2.26)

Fitted with a range of white fronted base and eye level units with work surfaces, tiled splashback and stainless steel sink unit with mixer tap. Slot in electric double oven, plumbing for washing machine and dishwasher, wall mounted Glowworm Ultimate gas central heating boiler with Danfoss timer control. Double glazed window to rear taking full advantage of views.

Bathroom

The Bathroom is fitted with a white suite comprising panelled bath with Triton T80 electric shower over. Pedestal wash hand basin, low-level WC, tiled splashback, radiator and obscure double glazed window to front.

Bedroom One 9'6" x 13'11" (2.91 x 4.25)

Two double glazed windows to front, radiator, TV point and built-in full height double wardrobe.

Bedroom Two 2.81 x 3.24

Double glazed window to front, radiator and built-in full height double wardrobe.

Outside

Crown Lea Court is set amidst mature, sizeable communal gardens and has external bin stores and a useful bike store.

En Bloc Garage

The apartment has the benefit of a single en-bloc garage with up and over door. Additional visitors parking is available on site.

Council Tax Band

We understand that this property is council tax band B.

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.

Virtual Tour

A virtual tour is available on this property copy this URL into your browser bar on the internet <https://www.youtube.com/watch?v=ApPYLtkbMVQ>

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 were taken prior to the current tenant's 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.

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.

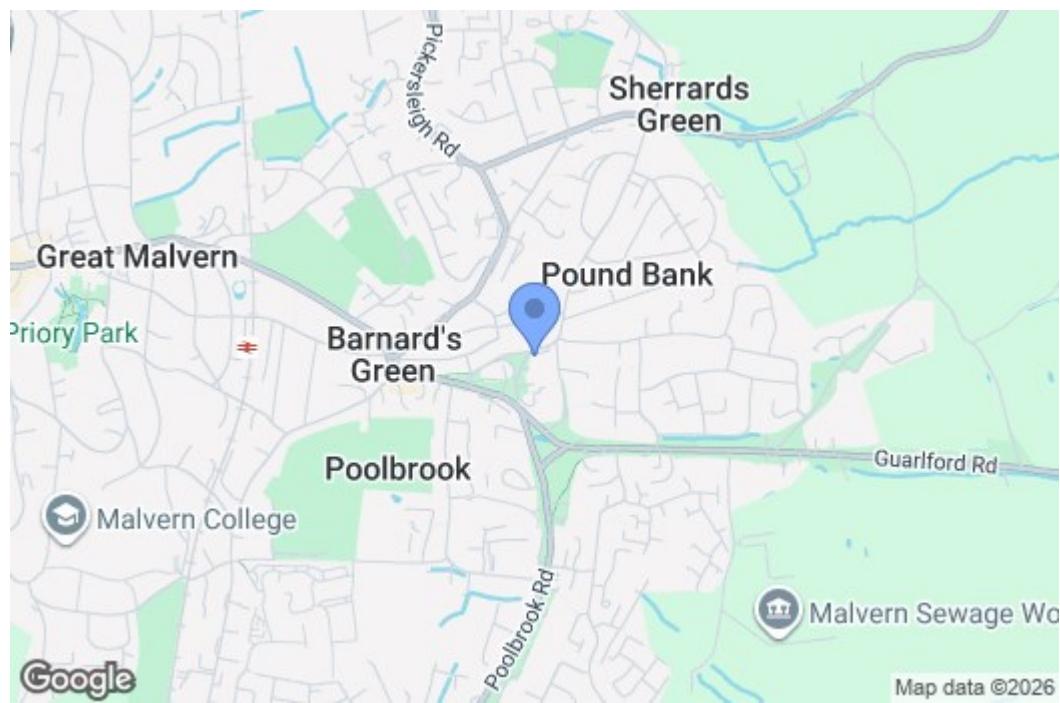
Please ask a member of staff if you have any questions about our fees.

Floor Plan

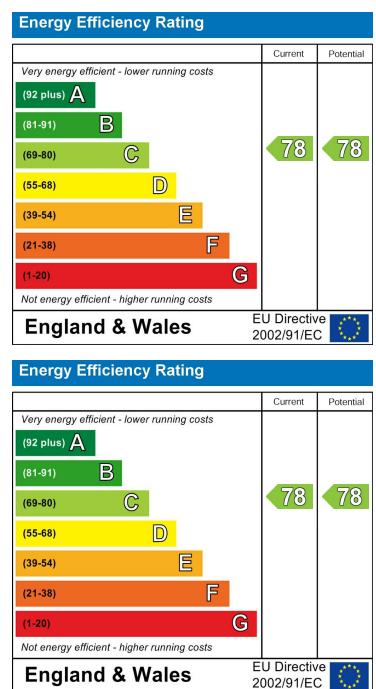


20 CROWNLEA COURT, MALVERN

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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