



16 Cowleigh Road

Malvern, WR14 1QD

£450 Per Calendar Month



Flat 4, 16 Cowleigh Road, Malvern, Worcestershire, WR14 1QD

Located to the North of Malvern, close to the Hills yet still accessible for the town centre, this second floor apartment is suitable for single occupancy and has accommodation to include entrance hall, bathroom, kitchen with living area and double bedroom. Offered for let from October on an unfurnished basis the apartment has gas central heating and double glazing. Sorry not suitable for pets and non smokers only please.

Communal Entrance Hall

From the Communal Entrance Hall the staircase rises to the upper floors. Apartment 4 is located on the Second Floor.

Entrance Hall

A solid entrance door leads into the Entrance Hall with radiator, consumer unit and electric meter, door to Bathroom and Kitchen Living Room.

Bathroom

Bathroom is fitted with a coloured suite comprising panelled bath with electric shower over, pedestal wash hand basin and low level WC. Radiator and obscure double glazed window to rear.

Kitchen Living Room

The open plan living kitchen has a double base unit with stainless steel sink unit with mixer tap, electric cooker and two radiators, Wall mounted Ferolli gas central heating boiler and airing cupboard with shelf. Double glazed window to rear with far reaching views towards Worcester.

Double Bedroom

From the Kitchen a door leads into the large double bedroom with double glazed window to front with views to North Hill, radiator.

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 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 Unmanaged

This Tenancy will be managed by the landlord.

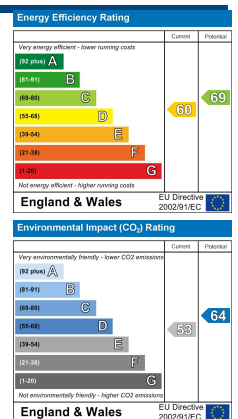
The tenancy agreement will be set up on an initial 6 months period. Applications for the property must be made directly to Denny & Salmond. Upon agreement of the landlord, applicants will be provided with a referencing form to complete/submit, from an appointed D&S referencing company. The property will 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.

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



13A Worcester Road, Malvern, Worcestershire, WR14 4QY

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