



## Flat 26 Ashgrove 139 Worcester Road

Malvern, WR14 1ET

£900 Per Calendar Month



# Flat 26 Ashgrove 139 Worcester Road, Malvern, Worcestershire, WR14 1ET

Located within easy reach of Malvern Link railway station and the amenities of Great Malvern, this third floor apartment is situated in a purpose built development with the benefit of a lift. The accommodation is well presented throughout and benefits from a spacious living room with dining area and contemporary refitted kitchen along with two bedrooms and a bathroom. Views to North Hill can be enjoyed from the living area and overall the apartment has a lovely, light feel. Viewing is via the Agent. EPC Rating C74

## Communal Entrance Hall

Accessed via an intercom entry system, Ashgrove has a neat, well maintained Communal Entrance Hall with staircases and lift providing access to the upper floors. Apartment 26 is located on the third floor.

## Entrance Hall

A hardwood entrance door provides access into the Entrance Hall with night storage heater, hatch to loft space, intercom entryphone and doors to Bedrooms, Bathroom, Kitchen and Living Room.

## Refitted Kitchen

7'10" x 6'3" (2.41m x 1.91m)

The kitchen has been refitted in a contemporary style with pale grey base units with wood effect square edged working surfaces and stainless steel splash backs.

Integrated electric oven, two ring electric hob and stainless steel chimney extractor hood above. Plumbing for washing machine, integrated dishwasher, integrated fridge with freezer compartment, extractor vent, spot lighting and high-level shelving.

## Spacious Living Room

3.26m x 5.64m

A spacious room with dining area and three double glazed windows which take full advantage of views towards North Hill. TV point, night storage heater and spotlighting.

## Bedroom One

3.25m x 3.22m

Double glazed sash style window to side elevation, two built-in wardrobes and airing cupboard housing hot water cylinder and shelving.

## Bedroom Two

10'7" x 6'8" (3.25m x 2.05m)

Double glazed sash style window to side elevation, electric panel heater.

## Bathroom

The Bathroom is fitted with a light coloured suite comprising panelled bath with 'Mira Sport' electric shower over, pedestal wash hand basin and low-level WC. Extensive wall tiling, extractor vent, shaver point and Dimplex wall mounted electric convector heater.

## Outside

The apartment benefits from one allocated off road parking space along with some further visitors parking spaces.

## 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.

## 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

Where pets have been accepted there will be an increased rental payment of £10.00 pcm per pet for the duration of the tenancy.

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.

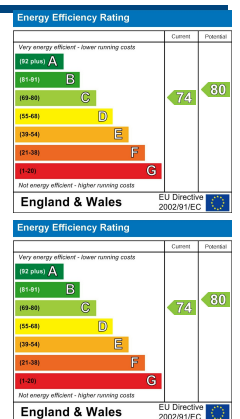
Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified the rent is exclusive of all out goings.

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## Directions

From our Malvern office proceed via the A449 towards Malvern Link, through the traffic lights and bearing left into Alexandra Road. Right into Alexandra Lane and right again into the parking area for Ashgrove which is located behind the building.



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