



3 Kensington House 53 Graham Road, Malvern, WR14 2HU **£900 Per Calendar Month**

Located in the heart of Great Malvern, this impressive first-floor apartment has been refurbished to a high standard and has splendid views across the Severn Valley. The well-presented accommodation comprises entrance hall, large open plan living room and kitchen which is fully fitted with appliances and island unit, double bedroom and luxury shower room. With gas central heating throughout and a parking space this is one to view! Available April 26. Not suitable for pets or children please. EPC E

Communal Entrance Hall

An intercom entry phone provides access into the splendid Communal Entrance Hall with original tiled flooring an ornate balustrade staircase rising to the upper floors. Apartment 3 is situated on the First Floor.

Entrance Hall

A hardwood entrance door leads into the Entrance Hall with with intercom entry phone, radiator, coving to ceiling and doors to all rooms.

Open Plan Living Room and Kitchen 19'11" x 20'3" (6.09 x 6.19)

The splendid open plan kitchen and living area commands far-reaching Easterly views across the Severn Valley from an expansive triple sash bay window to the front elevation.

The living area has a contemporary wall mounted electric fire, shelving recess, picture rail, three radiators, and deep skirtings.

The kitchen has been comprehensively refitted with a range of ice blue base and eyelevel units, incorporating washer dryer, dishwasher, double oven and electric hob inset to the island unit. Integrated fridge and freezer, ample storage, granite worksurfaces and composite one and a half bowl sink unit with mixer tap and splash backs. Further sash window to side elevation, integrated Worcester combination gas central heating boiler.

Bedroom 12'6" x 12'2" max (3.82 x 3.72 max)

A double bedroom with large sash window to side elevation, radiator, wall mounted mirror and double wardrobe with sliding doors.

Shower Room

The luxury shower room is fitted with a large walk-in cubicle with rainfall shower and glazed enclosure. Contemporary vanity wash hand basin with cosmetic drawer below, low-level WC, extensive wall and floor tiling, heated towel rails and extractor vent. Obscure sash window to side, spotlighting and built-in storage cupboard with hanging rail and shelving.

Outside

Kensington House is set amidst attractive communal gardens and the apartment has the benefit of one parking space. Additional parking is available on Graham Road.

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.

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

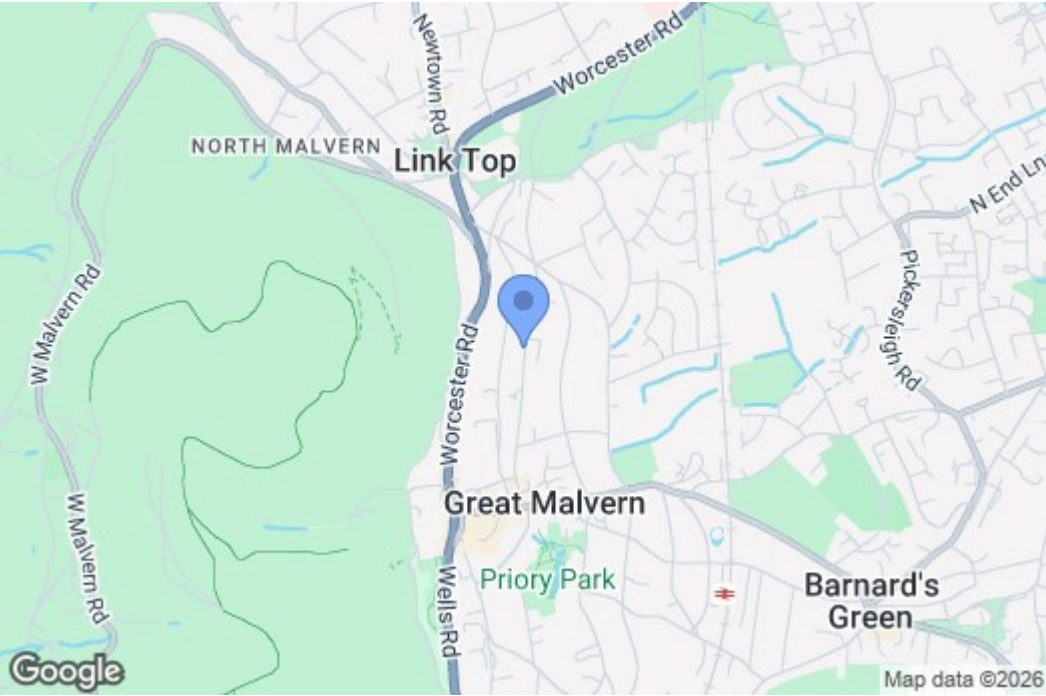
Photographs of this property were taken prior to the current tenant's occupation.

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.

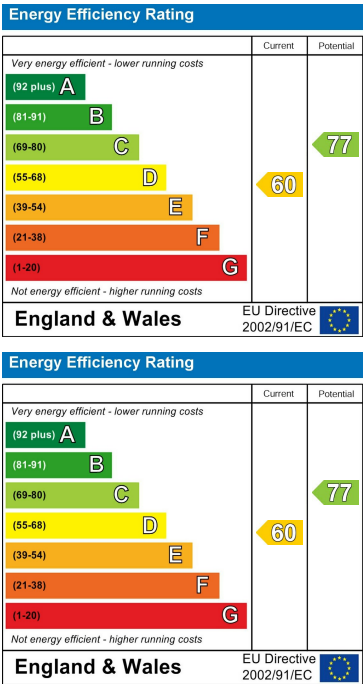
Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

Floor Plan

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.

