



## 75 Graham Road, Malvern, WR14 2HX £1,050 Per Calendar Month

Situated in the heart of Great Malvern, accessible for the towns amenities, Waitrose and Great Malvern Railway Station, this first floor duplex apartment offers spacious accommodation ideally suited to a single professional or couple. The accommodation comprises entrance hall, two double bedrooms, dressing room and bathroom whilst to the upper level there is a living room and fully fitted kitchen. The apartment also has gas central heating and 1 allocated parking space.

Not suitable for pets or smokers please. Available from February.

### **Communal Entrance**

Intercom entry provides access into the building where a splendid original staircase rises to the First Floor.

### **Entrance Hall**

A solid wood entrance door leads into the Entrance Hall with staircase rising to the second floor with under stairs storage cupboard.

The landing is flooded with light from a glazed roof light and a further staircase rises to the third floor, where the living room and kitchen are located. Intercom entry phone, central heating, thermostat, doors to both bedrooms, dressing room, and bathroom, walk-in storage cupboard with shelving and access to a further loft storage space.

### **Bedroom One 11'10" x 9'4" (3.63 x 2.85)**

Sash windows to side and rear elevations, radiator.

### **Bedroom Two 11'6" x 9'1" (3.51 x 2.78)**

Sash window to side, radiator.

### **Dressing Room 4'8" x 6'7" (1.44 x 2.03)**

Sash window to rear, shelving and hanging rails.

### **Bathroom**

The Bathroom is fitted with a white suite comprising panelled bath with mains shower over, pedestal wash hand basin and low-level WC. Wood effect flooring, extractor vent, spotlighting, radiator and tiled splash backs.

### **Upper Landing**

From the Second Floor Landing, a short flight of steps leads up to a further landing with radiator, high-level double glazed window to side, door to kitchen and:

### **Living Room 14'1" x 11'10" (4.31 x 3.63)**

Sash window to rear with a splendid view of the Malvern Hills. Radiator, original cast-iron fireplace (not functional) with marble surround and slate hearth. TV, aerial point, deep skirtings.

### **Fitted Kitchen 9'6" x 9'9" (2.92 x 2.98)**

Fitted with a range of wood fronted base and eye level units, work surfaces, tiled splashbacks and stainless steel sink unit. Integrated double oven, gas hob and extractor hood. Integrated fridge, freezer, dishwasher and washing machine. Concealed Worcester gas central heating boiler, high level windows to front, spot lighting.

### **Outside**

Elgin House is set amidst well tended communal gardens and has one allocated parking space along with a visitors parking bay. Gated access to the rear leads onto Back Lane - a short cut to Waitrose!

### **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 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.

### **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.

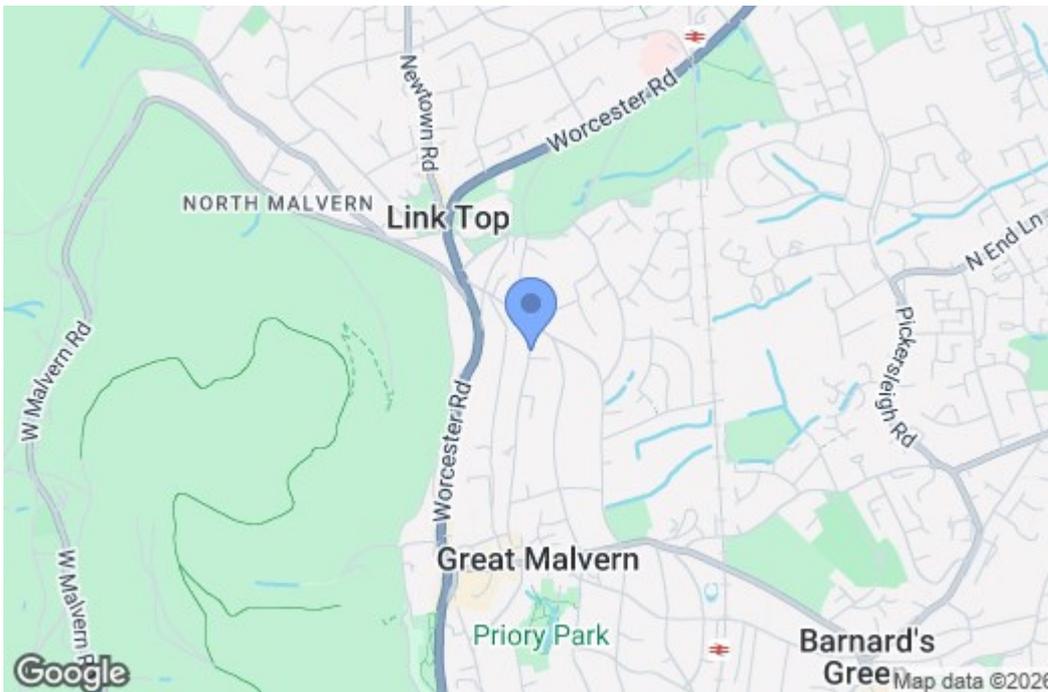
Change of Sharer (Tenant's Request): £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new 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.

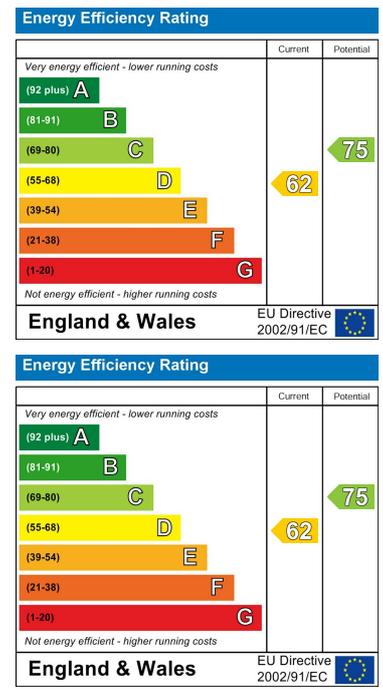
Please ask a member of staff if you have any questions about our fees.

# Floor Plan

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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