



Flat 1, 14, Abbey Road
Malvern
WR14 3HG

£1,200 PCM



CHRISTIAN
LEWIS
— PROPERTY —



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£1,200 PCM

AVAILABLE NOW | 2 DOUBLE BEDROOMS | BRAND NEW RENOVATION

Set within the picturesque Malvern Hills, this showstopping, 2 bedroom, ground floor apartment is available to let immediately. A striking example of old meets new, with its original detailing which blends seamlessly into the brand new finish.

Entrance hall into the spacious hallway complete with built in storage cupboard, flowing through to the main bedroom at the front of the property - a wonderful size double with a double built in wardrobe and a single walk in cupboard. Leading from the hallway is the family bathroom, another spacious room with 4 piece suite to include bath, wc, basin and walk in shower. From here, the property leads into the second double bedroom, another well proportioned room benefitting from 3 double built in wardrobes and a feature window overlooking the kitchen/living room.

The real heart of the home is the wonderfully planned kitchen living room. An open plan space with large bay window to allow the flood of natural lighting. This room boasts an attractive feature fireplace, and ceiling rose detailing. The kitchen has been complete to a high standard, offering a modern twist with shaker style units both floor and ceiling and further boasting integrated fridge/freezer, washing machine, cooker and dishwasher.

Externally, the property continues to impress - with its idyllic location, external patio space for relaxing, close proximity to amenities and residents parking its sure to impress.

This property has been recently upgraded and modernised with new décor, new flooring and a new kitchen to name a few! A true gem which must be seen to be appreciated.

Abbotsfield is a historic property located within Malvern and was originally established as 19th-century water cure villas. Malvern is known for its heritage, architecture and the Malvern Hills.

Important Application & Tenancy Costs Information

A refundable holding deposit equivalent of one weeks rent will be required upon provisional acceptance of application to secure the property until all checks have been completed.

Following successful completion of all referencing checks the one weeks deposit will be transferred to your tenancy account and used towards the first months rent, unless otherwise agreed.

The holding deposit is non refundable in the following situations and instead used to contribute towards incurred costs;

- You and/or any of your co-applicants decide to withdraw from the process after this application is submitted to us.
- No legal authority to rent (Failing Right to Rent Checks)
- False, inaccurate, missing, or misleading information is supplied by you
- Failure by the applicants, referees and/or guarantors to complete the process
- Failure to sign a Tenancy agreement within 14 days from the date of application unless otherwise previously agreed. Should extension be permitted, a maximum of 21 days from payment of holding deposit is required

A full deposit equating to five weeks rent is payable upon signature of agreement.

Other Permitted Payments to Us During Tenancy

- Variation to Tenancy At Tenant Request - £50
- Cost of Replacement Keys - Cost of replacement
- Refundable Holding Deposit - equal to 1 weeks rent
- Full Deposit - rent under £50,000 per year equal to 5 weeks rent
- Full Deposit - rent over £50,000 per year equal to 6 weeks rent
- Company Let (Non Housing Act Tenancy) - £500
- Unpaid Rent (chargeable after 14 days of due date) - 3% over the bank of England base rate

Other Permitted Payments to Providers During Tenancy

- Utilities (gas, electricity, water, oil)
- Council Tax
- Internet & Phone Subscriptions
- TV License (Where applicable)

About Us

Christian Lewis are members of The Property Ombudsman (TPO) which is a redress scheme, and our client money is protected via a 3rd Party. More information can be obtained by visiting our website, or calling the office.

Important Property Details

The property is offered on an unfurnished basis

Council Tax Band - B

Energy Performance Rating - D

Main Heating Source - Gas Mains

We recommend that you check the following to ensure the property suits your requirements:

To Check Broadband Availability - Ofcom Broadband Checker

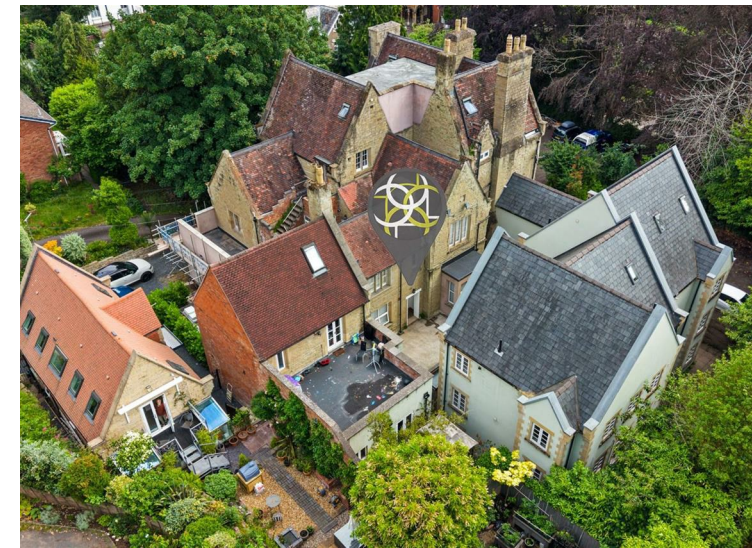
To Check Mobile Availability - Ofcom Mobile Checker

Additional Property Details - Wychavon - My Local Area

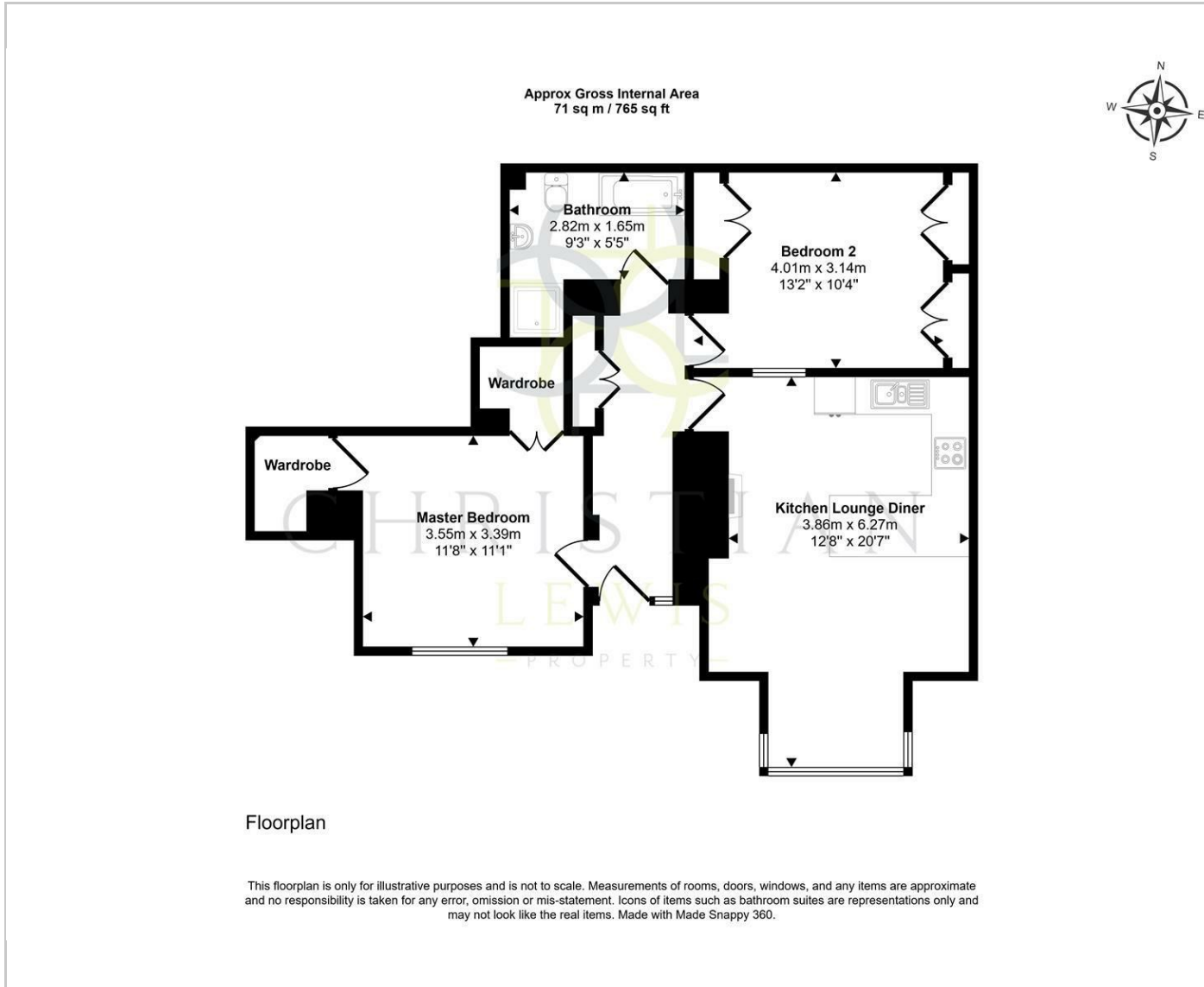
DISCLOSURE

Whilst we make enquiries with the property owner to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact.

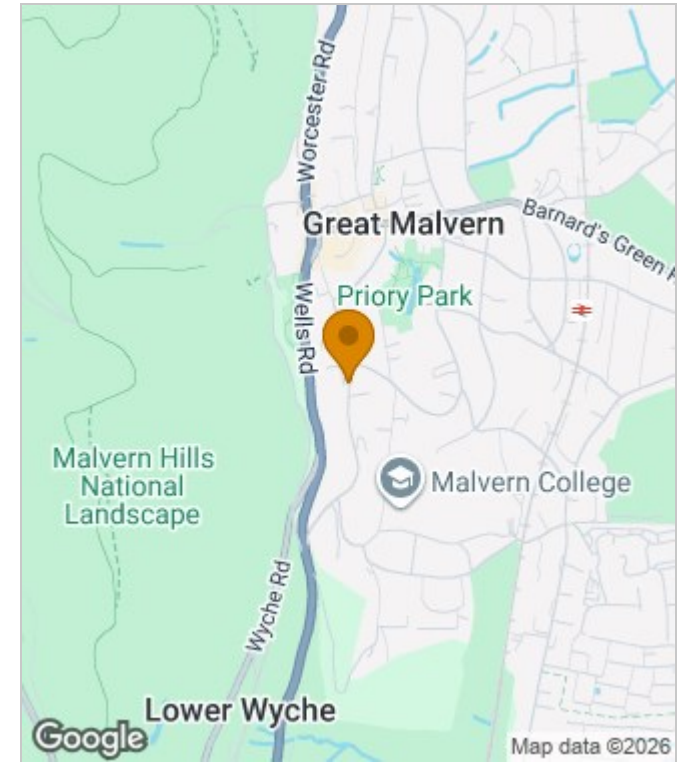
All representations contained in the particulars are based on details supplied by the owner. Please inform us if you become aware of any information being inaccurate.



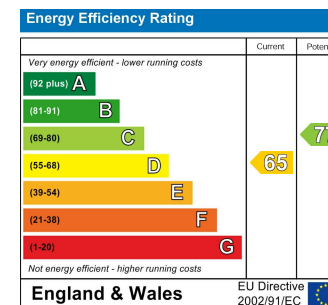
Floor Plans



Area Map



Energy Performance 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.