



Apartment 3 9 Lansdowne Crescent, Malvern, WR14 2AW £900 Per Calendar Month

A first floor apartment, situated within an attractive period property in sought after Lansdowne Crescent, close to the amenities of Great Malvern and the railway station. The accommodation offers period features including high ceilings, attractive decorative ceiling coving and open fireplaces and briefly comprises breakfast kitchen, dual aspect living room, large double bedroom and bathroom. With views towards the Hills and also across the small park area within the Crescent. Available May.

Communal Entrance Hall

Steps lead up to original double doors which provide access into the Entrance hall shared by Apartments 2 and 3.

From the hallway a part glazed door leads to Apartment 3.

First Floor Landing

A staircase with carpet runner leads up to the First Floor Landing with original coving to ceiling, inset spotlighting, double Velux windows which flood the landing with light. Original, painted timber balustrades, radiator and doors to all rooms.

Living Room 16'0" x 16'9" (4.90 x 5.12)

A lovely room, having a large sash bay window with a West facing orientation and further sash window to the South, creating a light and spacious Living Room. Two radiators and original coving to ceiling.

Breakfast Kitchen 10'7" x 8'7" (3.24 x 2.62)

The Kitchen is comprehensively fitted with a range of wood effect base and eye level units with work surface, ceramic sink, unit with mixer tap and slate effect tiled splash backs. Integrated electric oven with hob and extractor above. Plumbing for washing machine, space for fridge freezer, breakfast bar, ceramic tiled flooring, undercounter lighting and original coving to ceiling. Radiator and sash window to rear. Wall mounted 'Baxi' combination gas, central heating boiler.

Double Bedroom 16'2" x 16'4" (4.94 x 5.00)

A particularly light room, having sash windows to both side and front elevations, enjoying the view over the park area to the front of the apartment. Two radiators, built-in full height wardrobe and cast-iron, ornamental fireplace with slate hearth and wooden mantle. Original coving to ceiling.

Bathroom

The Bathroom is fitted with a white suite comprising inset enamel bath with mixer tap with shower attachment within a timber surround. Wash basin set upon a wooden washstand with mixer tap. Low-level WC, ceramic tile flooring and travertine tiling to walls. Original coving to ceiling, inset spotlighting and obscure sash window to front elevation.

Outside

The property is approached over a shared frontage

with steps which provide access to the Entrance Hall.

The apartment overlooks the small park area to the centre of Lansdowne Crescent where there is seating and on road parking.

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.

Directions

From our Malvern office proceed down Church Street through the traffic lights. Take the left hand turn into Lansdowne Crescent and the property will be located on the right hand side.

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

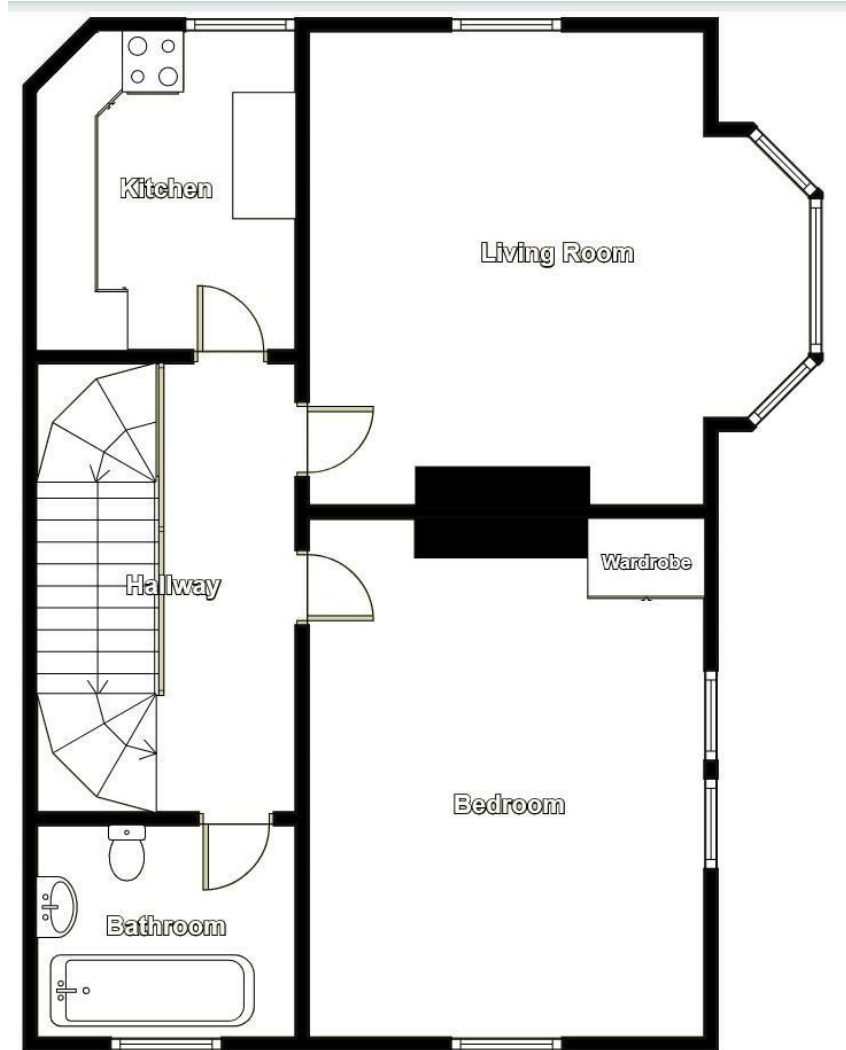
This Tenancy will be managed by Denny & Salmond on behalf of the landlord.

The tenancy agreement will be set up on an initial 6 months period.

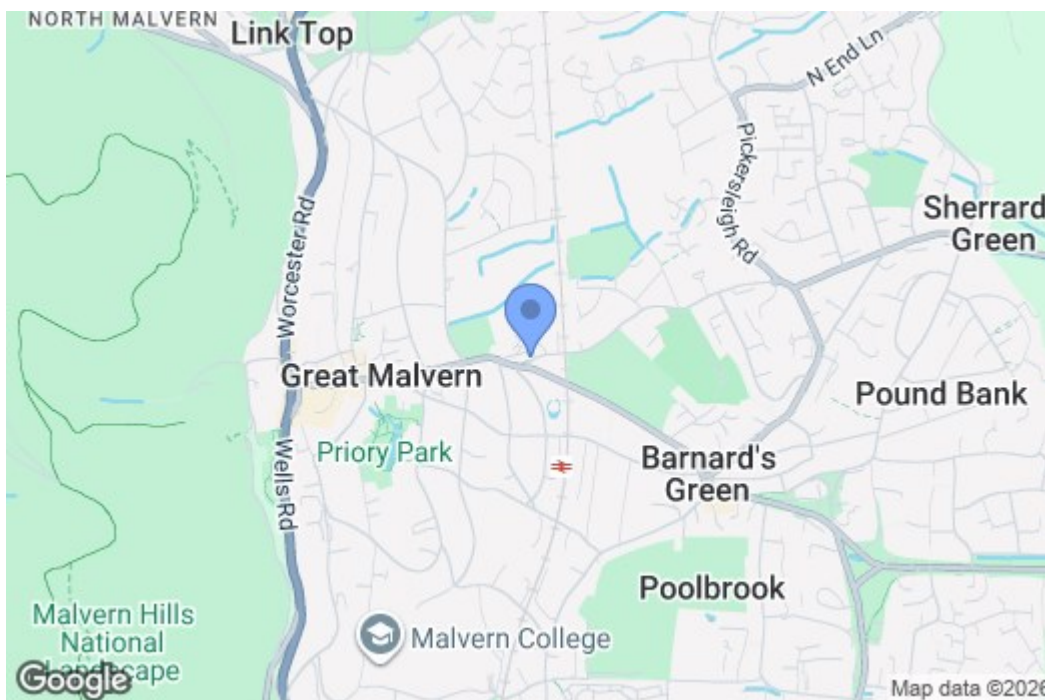
Applications for the property must be made directly to Denny & Salmond. Upon agreement of the landlord, applicants will be provided with a referencing form to complete/submit, from an appointed D&S referencing company. The property will only be fully taken off the market once we have received a returned 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.

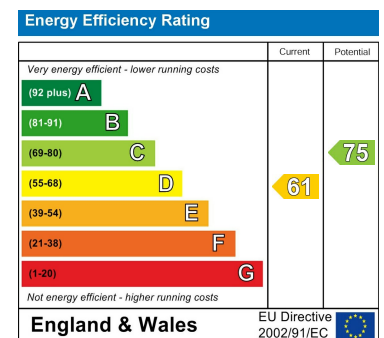
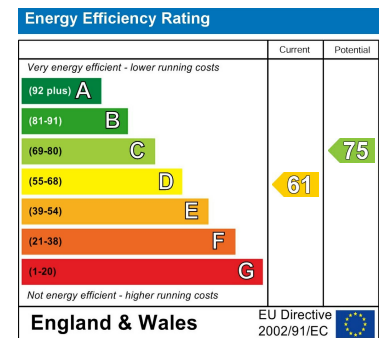
Floor Plan



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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