



Apartment 6, Crystal Mount Albert Road North, Malvern, WR14 3AA **£1,150 Per Calendar Month**

A prestigious development of luxury apartments in a superb location within a few minutes walk of Great Malvern. Finished to a high specification including electric gated access, lift facility, secure entry system to the front and rear doors, CCTV intercom system and allocated parking. The apartment comprises reception hall with storage, a large open plan living room and fitted kitchen, two double bedrooms, the master with en suite shower room and a further bathroom.

Available from mid February.

Communal Entrance Hall

Intercom entry phone provides access into the Communal Entrance Hall with staircase and lift rising to the Upper Floor.

Apartment 6 is located on the First Floor.

Entrance Hall

The entrance door leads into the Entrance Hall with built-in double cupboard providing ample storage, doors to all rooms, intercom entry system, heating control system and further cupboard housing hot water cylinder with shelving.

Open Plan Living Room and Kitchen 18'8" x 23'11" (5.70 x 7.30)

The substantial open plan Living area comprises full height window to front, spotlighting, access to loft space, electric panel heaters and TV aerial point.

The Kitchen is fitted with a range of cream fronted base and eye level units with work surface and up upstairs. Integrated fridge freezer, electric oven, flooring hob, extractor hood and stainless steel splashback. Stainless steel sink unit, plumbing for washing machine and breakfast bar creating a divide to the living space.

Bedroom One 10'3" x 10'4" (3.13 x 3.16)

Window to front, electric panel heater, spotlights, built-in double wardrobe with hanging rail and shelving and mirror doors. Door to:

En Suite Shower Room

The Ensuite Shower Room is fitted with a double shower cubicle with mains shower and glazed sliding doors, wall mounted wash and basin and low-level WC. Ceramic tile flooring, illuminated mirror, spotlights, extractor vent and heated towel rail.

Bedroom Two 4.08 x 2.76

Window to front, electric panel heater and built-in double wardrobe with mirrors.

Bathroom

The Bathroom is fitted with a panelled bath with shower over, wash hand basin and concealed cistern WC. Tiling to walls and floor, illuminated mirror, spotlighting, extractor vent and heated towel rail.

Outside

The property is accessed via electric gates and has

one allocated, parking space to the side of the building.

Council Tax Band

We understand that this property is council tax band C.

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 Unmanaged

This Tenancy will be managed by the landlord.

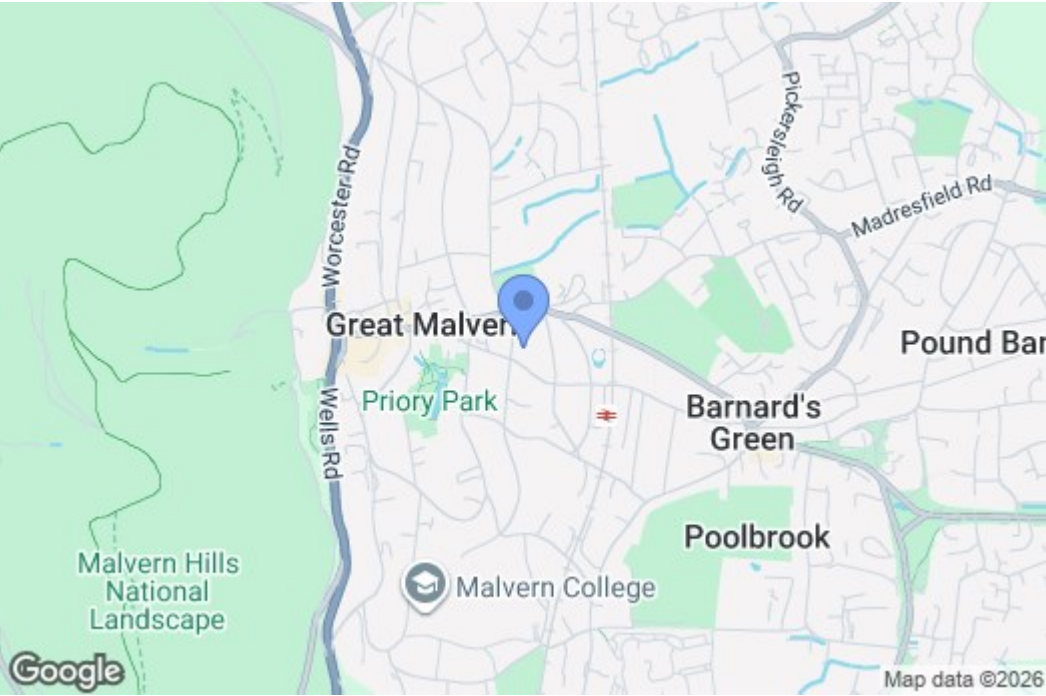
The tenancy agreement will be set up on an initial 6 months period.

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.

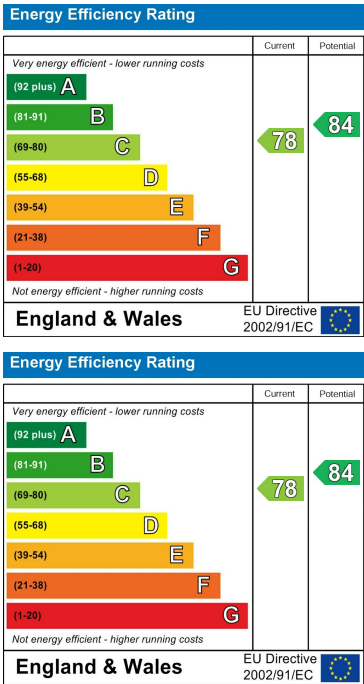
Rent is payable monthly in advance on the same day of each month that the tenancy commenced, by standing order. Unless otherwise specified the rent is exclusive of all out goings.

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.