



## Apartment 8 Malvern View 10a Belle Vue Terrace, Malvern, WR14 4QB £750 Per Calendar Month

Situated in the centre of Great Malvern, this recently converted second-floor apartment offers contemporary accommodation comprising entrance vestibule, an open-plan living room and kitchen, a bedroom, and a bathroom.

The property benefits from far-reaching views over the town towards the Severn Valley, electric heating and integrated kitchen white goods. Available to let immediately. Sorry not suitable for pets.

Please note that this apartment does not have any available parking.

### **Communal Entrance**

Intercom entry provides access into the Communal Entrance Hall.

Apartment 8 is located on the Second Floor to the front of the building.

### **Entrance Vestibule**

The apartment entrance door leads into the Entrance Vestibule with doors to Living Room, Bedroom and Bathroom. Radiator and deep storage cupboard housing hot water cylinder, consumer unit and washing machine.

### **Open Plan Living Room & Kitchen 19'2" x 11'5" (5.85m x 3.49m)**

The open plan Living Room and Kitchen area has two sash windows to front aspect with views over Church Street and the Severn Valley beyond. Wall mounted electric heater and centre lighting.

The Kitchen area is fitted with a range of contemporary units with work surfaces over, stainless steel sink unit with mixer tap and up stands. Integrated fridge freezer, electric oven, hob and extractor hood above.

### **Bedroom 13'1" x 10'5" (4m x 3.19m)**

Sash window to rear with a view towards the Malvern Hills, wall mounted electric heater.

### **Bathroom**

The Bathroom is fitted with a white suite comprising a panelled bath with mains shower over with rainfall head and further hand held attachment. Pedestal wash hand basin and low level WC. Heated towel rail, part tiling to walls, extractor vent.

### **Council Tax Band**

We understand that this property is council tax band A.

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.

### **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.

### **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 outgoings.

### **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.

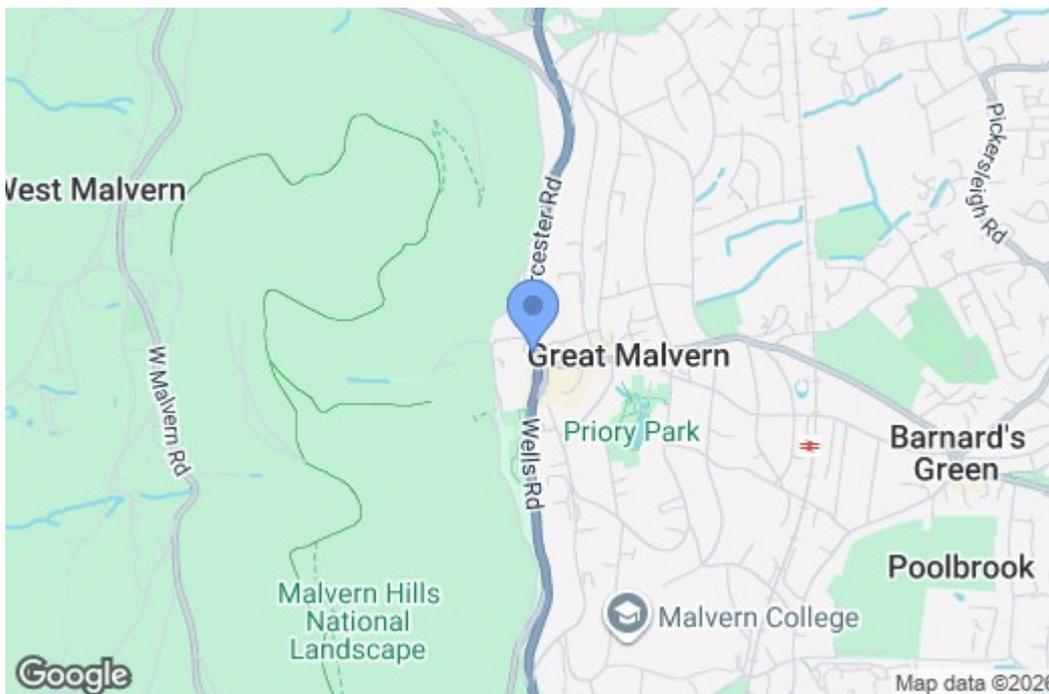
Please ask a member of staff if you have any questions about our fees.

### **Virtual Tour**

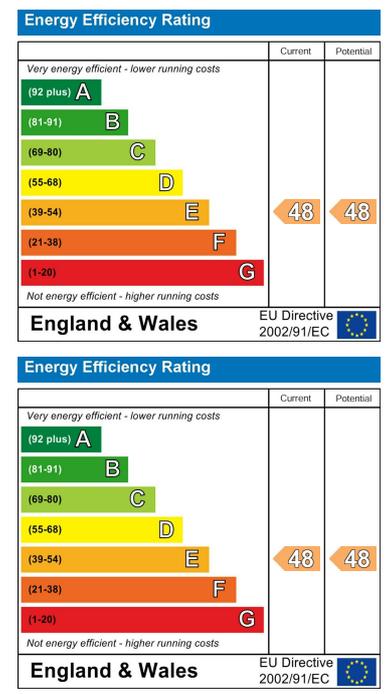
A virtual tour is available on this property copy this URL into your browser bar on the internet <https://youtube.com/shorts/nhxcFgYDrJE?feature=shared>

# 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.