



6 Belle Vue Mansions Belle Vue Terrace, Malvern, WR14 4PZ £895 Per Calendar Month

Located in Great Malvern, this second-floor apartment offers spacious town centre living with stunning views over the rooftops of Malvern towards The Priory with the Severn Valley in the far distance. The accommodation comprises in brief; communal entrance, entrance hall, living room, kitchen/diner, two double bedrooms and bathroom. The property further benefits from gas central heating, partial double glazing and a communal patio area. Please note that this property does not have any allocated parking. Available End of July 25. Not suitable for pets, children or smokers

Entrance Hall

Door into Entrance Hall with entry phone, radiator, double fitted cupboard with hanging rail and shelving.

Living Room 16'7" x 16'4" (5.06m x 4.99m)

(irregular shaped room) Sash window to front aspect with far reaching views over Malvern and the Severn Valley, two radiators.

Dining Kitchen 13'3" x 10'7" (4.05m x 3.25m)

Range of wall and base units with roll top work surfaces over and tiled splash backs. Stainless steel one and a half bowl sink and drainer with mixer tap over. Wall mounted "Ideal" combination boiler, interated automatic washing machine and dryer and dishwasher. Built in "Neff" electric oven and four ring gas hob with extractor over. Double glazed sash window to rear aspect, radiator.

Bedroom One 13'2" x 13'0" (4.02m x 3.97)

(irregular shaped room) Double glazed sash window to rear aspect, radiator, two built in cupboards.

Bedroom Two 15'0" x 9'6" (4.58m x 2.90m)

Sash window to front aspect, radiator, built in cupboard.

Bathroom

Suite comprising panelled bath with mains shower over, low level WC, tiled sink unit, double glazed obscure sash window to side aspect, radiator, extractor fan and shaver point.

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 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.

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.

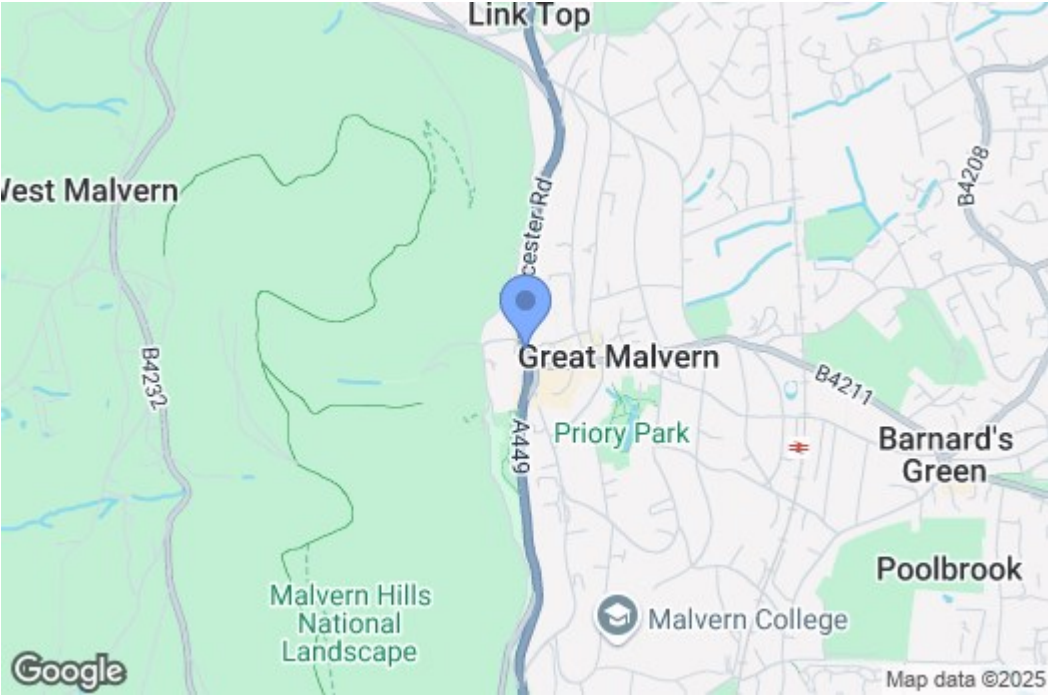
Change of Sharer (Tenant's Request): £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new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

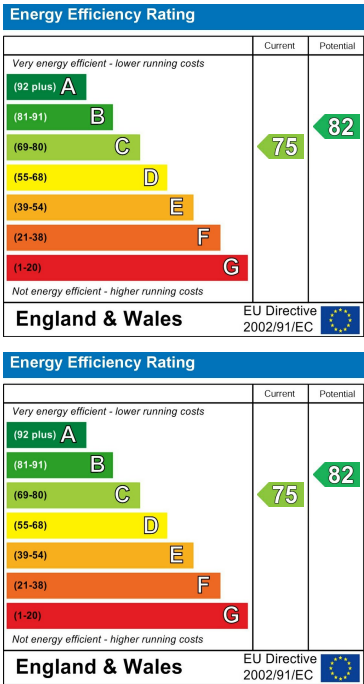
Please ask a member of staff if you have any questions about our fees.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

