

Philip Laney & Jolly

Belle Vue Terrace, Great Malvern



- Top floor apartment in the heart of Great Malvern town centre
- Situated to the back of the building away from street noise
- Lounge and large double bedroom
- Recently fitted kitchen and shower room
- Carpeted and neutrally decorated throughout
- Gas central heating
- Available at the end of May, unfurnished

PRICE: £400 per month

21 Worcester Road Great Malvern Worcestershire WR14 4QY

www.philiplaneyjolly.co.uk

01684 575100

While we endeavour to make our letting details accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

28-30 Belle Vue Terrace, Great Malvern, Worcestershire WR14 4PZ

LOCATION: The property is situated above Sarah Jane's Interiors at the back of the building away from any street noise. Conveniently located for all of Great Malvern's amenities

DESCRIPTION: This is a top floor, refurbished one bedroom apartment with gas central heating.

ACCOMMODATION:

LIVING ROOM: Velux window to front, under eaves storage, new carpets and freshly decorated:

KITCHEN: Newly fitted kitchen with range of contemporary units, stainless steel sink and drainer and built in oven and hob. Velux window to front aspect

BEDROOM: Large double bedroom with Velux windows to front and rear aspects. Radiator, new carpets and neutrally decorated.

SHOWER ROOM: New white suite consisting of WC, washbasin and shower cubicle. Window to rear aspect.

SERVICES: Mains Electricity, Gas, Water and Drainage were laid on to the property and connected at the time of our inspection. The tenant will be responsible for payment of electricity, gas, council tax and water bills.

LEASE: The property is available on an initial six month Assured Shorthold Tenancy with the possibility of renewing at the end of that period. The tenant will be responsible for the interior up-keep of the premises. No smokers, children or pets. The rent is to be paid monthly (in advance) on the first of every month by standing order. We will be acting as managing agents for this property.

OUR LETTING PROCEDURE: If the property is suitable a prospective tenant will be asked to pay a fee of £75.00 on application and an administration charge of £75.00 (the fee for drawing up the lease) and will need to complete a simple application form – **THIS IS A TOTAL OF £150.00**. Any additional applicant(s) will need to pay a fee of £40 + VAT (a total of £47.00). The application form(s) will be passed to an insurance investigating company who will provide credit checks and a report (usually within a few days). The property will be held pending the outcome of an application. If the results of these checks are satisfactory then the tenancy can proceed: however, should the application be unsuccessful, and a lease not issued, the administration charge (£75.00) will be refunded. The landlord will require a returnable deposit equivalent to 1½ months rent. No interest will accrue on the deposit, which will be registered with The Dispute Service (www.thedisputeservice.co.uk) in line with the new tenancy deposit scheme.

TENANTS CONTENTS INSURANCE: We insist that all tenants take out contents insurance. The insurance we offer includes accidental damage to Landlords contents, which will help protect the tenants dilapidations deposit. The premium can be paid monthly. A leaflet is available at our office. If you have your own policy we will need a copy to confirm you are covered, prior to signing the tenancy agreement. Insurance will need to be in place by the time you take up occupancy.

VIEWING: Strictly by arrangement with the Agents. Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

