



## Belle Vue Heights 37-39 Wells Road, Malvern, WR14 4RJ

£1,580 Per Month

A very well presented top floor three bedroom apartment in Great Malvern with stunning views across the Severn Valley. Located in the heart of the Malvern Hills, this stylish 3 bed apartment in a recently converted residential block is perfectly located only 5 minutes' walk from the centre of town and from the renowned private boarding school Malvern College. With stunning views over the Vale of Evesham the apartment is close to the shops and amenities of Great Malvern, and access to the Malvern Hills is as simple as crossing the road outside the apartment. Great Malvern Railway Station is also just a 15 minute walk away. The property is available to let fully furnished or unfurnished. The accommodation comprises; entrance hall, open plan living, dining, kitchen with built in appliances, master bedroom with ensuite shower room, two further bedrooms and bathroom. The apartment has electric heating and off road parking. Available End of September 2024. EPC rating E. Council tax band C. Deposit £1823. Holding deposit £364. 12 month minimum tenancy



# Apartment 8, Belle Vue Heights 37-39, Wells Road, Malvern, WR14 4RJ

## Information

### TENANT FEES:

**HOLDING DEPOSIT:** A refundable\* holding fee equivalent to one week's rent (£364 ) is payable in advance in order to reserve the property. The holding fee will be deducted from the first month's rent payment. \*Conditions apply

**DEPOSIT:** A deposit of £1823 will be required as security against damage or arrears of rent.

**RENT:** £1580 Per calendar month.

**FURNISHINGS:** The property is offered to let fully furnished

**RESTRICTIONS:** Non-smokers only, No pets

**TERM:** Twelve months minimum. A longer term may be available by negotiation.

**APPLICATION:** You must complete an application form and online referencing form. This must be completed and returned promptly. Photographic ID (passport) and a current proof of address will be required by all applicants

The property will remain on the market until satisfactory referencing has been received from our referencing company.

## Directions

From our offices on Worcester Road proceed towards Malvern Wells for approximately quarter of a mile and the property will be located on the left hand. For more details or to book a viewing, please call our Malvern Office on 01684 561411.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>75</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>44</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

