

# Bill McKelvey

76 Main Street Saintfield BT24 7AB  
www.billmckelvey.co.uk

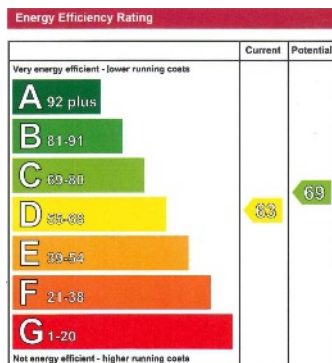
Estate Agent  
Auctioneer  
Property Consultant

## TO LET

### 4 Belvedere Manor Belfast



A spacious town house located in an excellent residential area of south Belfast a short walk from Queens University, The City Hospital and an array of restaurants and amenities. Adelaide Train Station is within walking distance and The M1 motorway is conveniently located.



- **3 Bedrooms 1 with en suite**
- **Spacious lounge with fireplace and bay window**
- **Kitchen / dining room**
- **Gas fired central heating**
- **UPVC Double glazing**
- **Integral garage**
- **Unfurnished**
- **Sorry no pets or smokers**

**Rent:** £1,100 per calendar month + £40 administration fee per tenancy application (Landlord pays Rates & Maintenance fee).

**Viewing:** Strictly by appointment through Bill McKelvey Estate Agents using an application for viewing.

## T: 028 9751 9996

## 4 Belvedere Manor, Belfast, BT9 6FT

### APPLICATION FOR VIEWING

**PROPERTY:** ..... **DATE:** .....

**APPLICANTS FULL NAME:** .....

**PRESENT ADDRESS:** .....

**TELEPHONE NUMBER: (LANDLINE & DAYTIME/MOBILE).....**

**WHAT TIMES ARE YOU AVAILABLE TO VIEW THE PROPERTY?:** .....

**OCCUPATION:** .....

**JOINT APPLICANTS NAME AND ADDRESS:** .....

**JOINT APPLICANTS OCCUPATION:** .....

**NUMBER USING ACCOMMODATION:..... RELATIONSHIP:** .....

**LENGTH OF LEASE REQUIRED:** .....

**OCCUPATION COMMENCING:** .....

**IS IT YOUR INTENTION TO KEEP PETS ON THE PREMISES IF YES PLEASE PROVIDE DETAILS:**  
.....

**DO YOU SMOKE?** .....

**WILL YOU HAVE AN EMPLOYED HOMEOWNER TO ACT AS GUARANTOR?** .....

If you are interested in viewing this or any of our properties to rent you will need to return a completed Application for Viewing.

If you would like to be considered for tenancy of this or any of our properties you will need to submit an Application for Tenancy from which landlord and employers references may be sought together with a non refundable administration fee of £40. An Application For Tenancy can be downloaded from the 'contact us' section of our web site and every adult intending to live in the property will need to complete this.

If your application is successful before occupation you will have to pay a minimum of one month rent in advance together with a deposit equivalent to one month rent and provide a guarantor. You will also be liable to pay Tenancy Deposit Insurance (currently £10.50 per annum). The deposit will be refunded at the end of the tenancy subject to the terms of the lease being met and the property being returned in a satisfactory condition.