



Flat 1, 60, Port Street  
Evesham  
WR11 1AP

£525 PCM

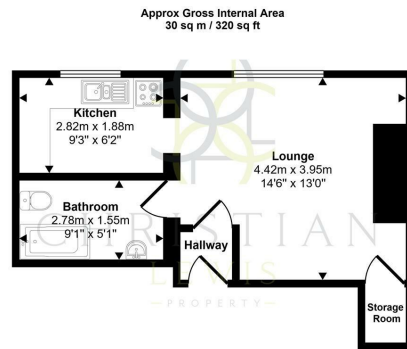
- Centrally located studio apartment
- Recently redecorated throughout
- Ideal for a single professional or couple
- Spacious open-plan living and bedroom area
- Brand-new oven

## THE PROPERTY

A centrally located studio apartment within walking distance of Evesham Town Centre. This well-presented property offers bright and spacious accommodation, with a separate kitchen and bathroom.

The property is accessed via a communal hallway with stairs leading to the first floor. The accommodation comprises a spacious open-plan living and bedroom area filled with natural light, a separate fitted kitchen with a range of wall and base units, space for white goods, and a brand-new oven, along with a modern bathroom.

The apartment has recently been redecorated throughout, including new carpets and fresh paintwork, giving it a fresh and modern feel. It is offered unfurnished and is available on a long-term basis, making it an ideal home for a single professional or couple.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Important Application & Tenancy Costs Information

A refundable holding deposit equivalent of one weeks rent will be required upon provisional acceptance of application to secure the property until all checks have been completed.

Following successful completion of all referencing checks the one weeks deposit will be transferred to your tenancy account and used towards the first months rent, unless otherwise agreed.

The holding deposit is non refundable in the following situations and instead used to contribute towards incurred costs;

- You and/or any of your co-applicants decide to withdraw from the process after this application is submitted to us.
- No legal authority to rent (Failing Right to Rent Checks)
- False, inaccurate, missing, or misleading information is supplied by you
- Failure by the applicants, referees and/or guarantors to complete the process
- Failure to sign a Tenancy agreement within 14 days from the date of application unless otherwise previously agreed. Should extension be permitted, a maximum of 21 days from payment of holding deposit is required

A full deposit equating to five weeks rent is payable upon signature of agreement.

### Other Permitted Payments to Us During Tenancy

- Variation to Tenancy At Tenant Request - £50
- Cost of Replacement Keys - Cost of replacement
- Refundable Holding Deposit - equal to 1 weeks rent
- Full Deposit - rent under £50,000 per year equal to 5 weeks rent
- Full Deposit - rent over £50,000 per year equal to 6 weeks rent
- Company Let (Non Housing Act Tenancy) - £500
- Unpaid Rent (chargeable after 14 days of due date) - 3% over the bank of England base rate

### Other Permitted Payments to Providers During Tenancy

- Utilities (gas, electricity, water, oil)
- Council Tax
- Internet & Phone Subscriptions
- TV License (Where applicable)

### About Us

Christian Lewis are members of The Property Ombudsman (TPO) which is a redress scheme, and our client money is protected via a 3rd Party. More information can be obtained by visiting our website, or calling the office.

### Important Property Details

The property is offered on an unfurnished basis  
Council Tax Band - A  
Energy Performance Rating - C  
Main Heating Source - electric room heaters

We recommend that you check the following to ensure the property suits your requirements:

To Check Broadband Availability - Ofcom Broadband Checker  
To Check Mobile Availability - Ofcom Mobile Checker  
Additional Property Details - Wychavon - My Local Area

### \*DISCLOSURE\*

Whilst we make enquiries with the property owner to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact.

All representations contained in the particulars are based on details supplied by the owner.

Please inform us if you become aware of any information being inaccurate.