

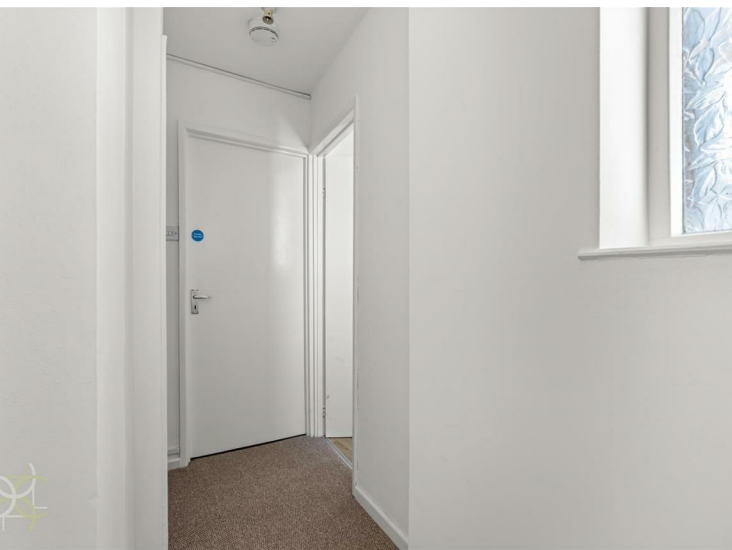


Flat Above, 49, High Street
Pershore, WR10 1EU

£925 Per calendar month
Deposit - £1,067



CHRISTIAN
LEWIS
PROPERTY



AVAILABLE NOW || 3 BEDROOM DUPLEX || NEW FLOORING AND DECÓR ||

A rare opportunity to rent this exceptionally spacious three-bedroom duplex apartment, offering over 1,300 sq. ft of well-presented accommodation in the heart of Pershore High Street.

Recently redecorated throughout with new carpets fitted across the entire property, this characterful home combines generous living space with period features and an unbeatable town centre location.

The first floor comprises three excellent-sized double bedrooms, a modern shower room, and the convenience of two separate WC toilets.

Stairs lead to the impressive second floor, which forms the main living space. Here you will find a spacious living room, separate dining room, and a well-proportioned kitchen. The living and dining areas are enhanced by attractive exposed natural wooden beams, adding warmth and character to this unique home.

Positioned overlooking the vibrant Pershore High Street, the property enjoys immediate access to a fantastic range of independent shops, cafés, restaurants, traditional pubs and everyday amenities quite literally on the doorstep. Pershore is one of Worcestershire's most sought-after market towns, celebrated for its historic Georgian architecture, magnificent Pershore Abbey, riverside walks along the River Avon and its renowned Plum Festival. The town also offers excellent schools, leisure facilities, supermarkets and convenient rail connections to Worcester, Oxford and London, making it an outstanding location for both commuters and those seeking an enviable market town lifestyle.

Despite its central setting, the apartment also benefits from a private rear entrance, offering an additional sense of privacy and convenience, together with access to a communal courtyard.

Combining exceptional living space, character features and an unrivalled central location, this is a rare opportunity to rent a substantial duplex apartment in one of Worcestershire's most desirable market towns.

Important Property Details

The property is offered on an unfurnished basis
Council Tax Band - B
Energy Performance Rating - Exempt (2023-2028)
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

DISCLAIMER

Whilst we make enquiries with the landlord 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 landlord
Please inform us if you become aware of any information being inaccurate.

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

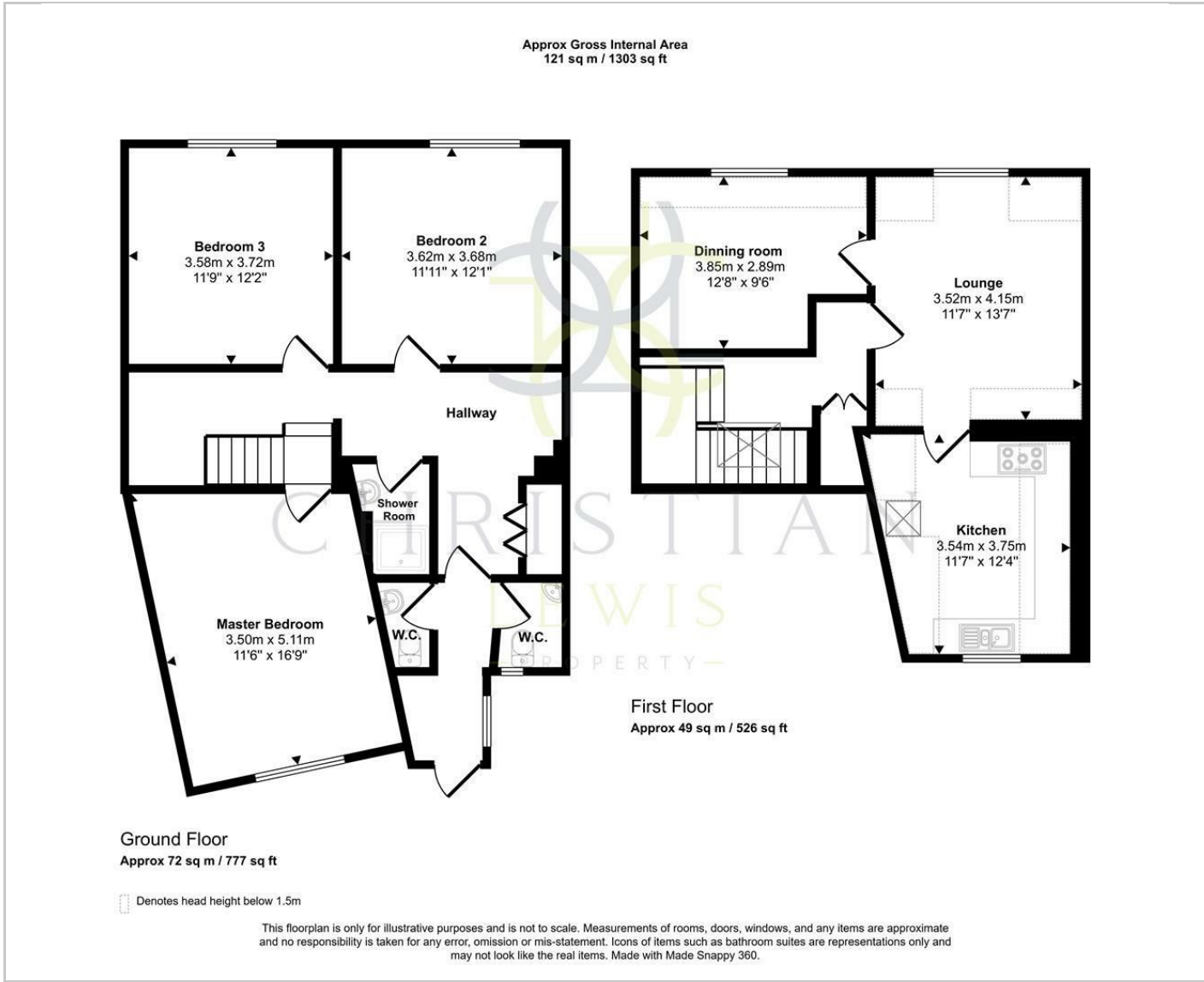
- Utilities (gas, electricity, water, oil)
- Council Tax
- Internet & Phone Subscriptions
- TV License (Where applicable)

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.



Floor Plan & Important Information



- Available Now
- 3 Bedroom Duplex Apartment
- Over 1300 Sq. Ft
- Elegant Exposed Timber Beams
- Recently Redecorated Throughout
- 2 Reception Rooms - Living Room & Dining Room/Office
- Communal Courtyard
- Prime Location
- Secure Entrance
- Brand New Flooring

Area Map



EPC

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

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 tenants 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.