



12, Old Market Court
Persore, WR10 1DN

£950 Per calendar month
Deposit - £1,096



AVAILABLE NOW || 2 BEDROOM APARTMENT || TOWN CENTRE

A wonderfully presented two bedroom, first floor apartment located near Pershore Town Centre. Located within a small block of 4 properties, it offers the perfect blend of convenient location, comfortable accommodation and allocated parking.

Communal entrance with stairs elevating to the first floor, private front door leading into the property. Initially you are welcomed into the hallway which seamlessly leads to all rooms within the property. To the front of the property is the fitted kitchen complete with wall and floor units and with spaces for white goods. Through to the generous size living room, complete with Juliet balcony overlooking the front of the property, and electric wall mounted fireplace.

Back through the hallway which leads into the bathroom with bath, over bath shower, wc and basin. Finally, through to the two bedrooms, one generous double and one smaller double to the rear of the property.

To complete the internal accommodation is a handy storage cupboard.

Externally, there is 1 allocated parking parking space, and additional spaces for occasional visitors, complimented by established communal gardens to be enjoyed.

The property is wonderfully, and is just a short walk to Pershore Town Centre.

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.

Lettings Important Property Details

The property is offered on an unfurnished basis
Council Tax Band - B
Energy Performance Rating - C
Main Heating Source - Gas mains

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

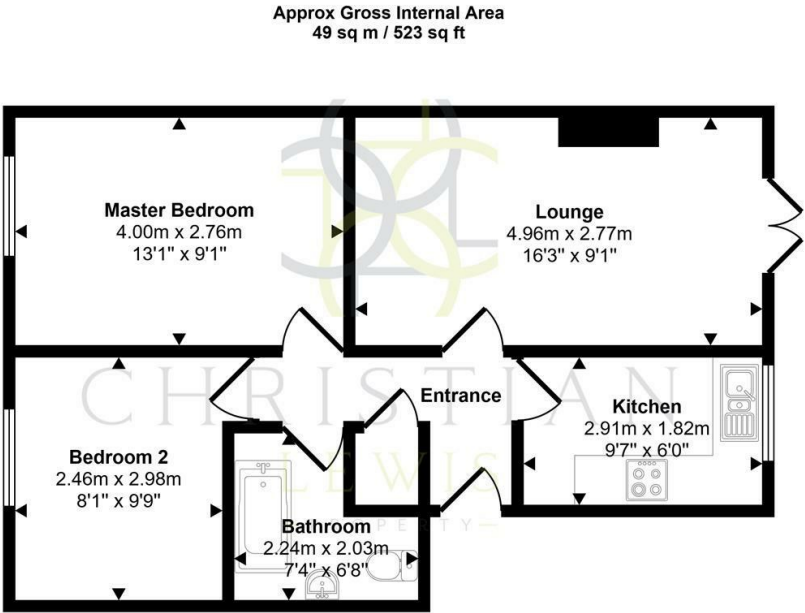
DISCLAIMER

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.

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



Floor Plan & Important Information



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.

- AVAILABLE NOW
- 2 BEDROOMS
- 1ST FLOOR
- 1 ALLOCATED PARKING SPACE
- COMMUNAL GARDENS
- CLOSE TO PERSHORE TOWN
- ENERGY RATING C
- COUNCIL TAX BAND B

Area Map



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	75
(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.