



Because property is personal with...

St Philips Drive, Evesham

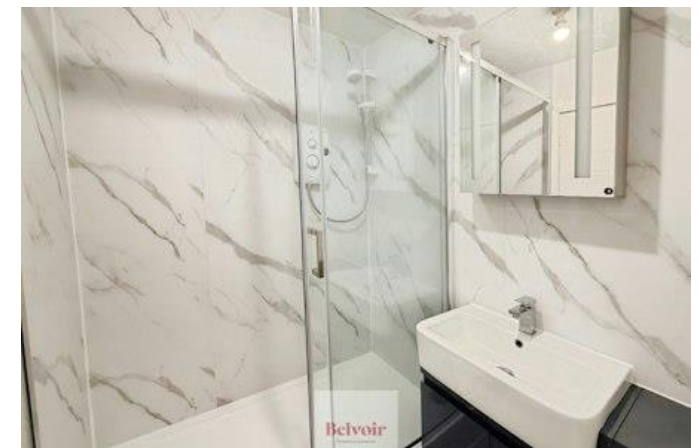
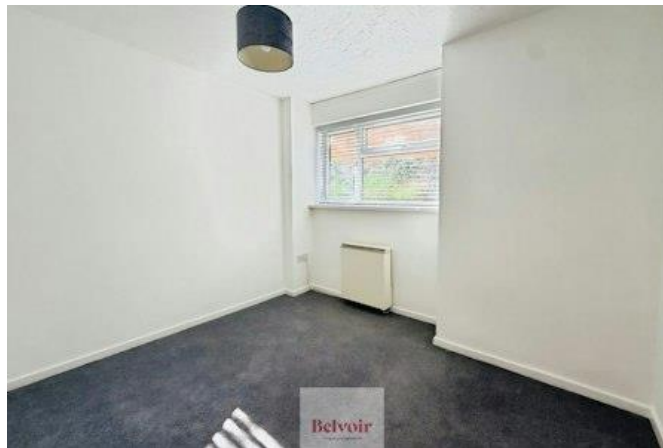
Belvoir

£825 PCM



Key Features

- Recently refurbished
- One Bedroom unfurnished flat
- New Kitchen & Bathroom
- Ground floor flat
- Council Tax Band A
- Access for A46 local amenities
- EPC rating D



Available Now

Tenancy Deposit Alternative available

A very well presented, recently refurbished, ground floor 1 bedroom apartment in popular Charity Crescent area close to town centre and amenities.

The accommodation comprises an entrance hallway with a cupboard for the water cylinder, leading to the open plan lounge and kitchen area with electric oven, hob and extractor hood.

The hallway also leads to a double bedroom and bathroom with shower over bath.

The property benefits further from double-glazing, allocated parking and communal gardens.

EPC rating: D, Council Tax band: A (Wychavon)

Material Information:

Please note that any white goods left at the property are left on the understanding that the landlord will not be responsible for repair or replacement.

Building Safety - The landlord has made us aware that, to the best of their knowledge, there is no asbestos or unsafe cladding present at the property, nor is it at risk of collapse.

Accessibility/Adaptations - The landlord has made us aware that, to the best of their knowledge, there has been no adaptations made to the property for accessibility requirements during their ownership.

Restrictive Covenants - The landlord has made us aware that, to the best of their knowledge, that this property does not contain any restrictive covenants.

Utilities/Drainage - The landlord has made us aware that the property has the following connections: Electricity, Water and Drainage.

Listed Building Status - The landlord has made us aware that the property is not listed.

Flood risk - To the best of our knowledge, this property is in a Very Low risk area for surface water flooding and Very Low risk of river and sea flooding.

Viewings

Please note due to high volumes of viewing requests, all applicants are required to request viewings by clicking on the 'Request Details', 'Email agent' or 'Request viewing/info' button on the listing and completing the form that will be emailed to you. The property must be viewed in person prior to completing an application on the property.

Tenancy Costs

A refundable holding deposit is required to secure this property equal to one weeks rent and will be put towards the first month's rent following successful referencing. The Holding Deposit will be returned if the landlord or the agent decide not to take the tenancy forward, unless the tenant/s fail referencing for the following reasons:

- a tenant does not have the right to rent property under the Immigration Act
- the tenant provides false or misleading information
- the tenant decides not to enter into the agreement (changes their mind) or
- the tenant fails to take all reasonable steps to enter into a tenancy agreement

A tenancy deposit will be payable (maximum of 5 weeks rent). Deposit alternative products may be available. Information regarding tenant fees is available on our website. If you have any questions please contact the office directly.

Independent redress provided by The Property Ombudsman Scheme.

Client Money Protection (CMP) provided Propertymark.

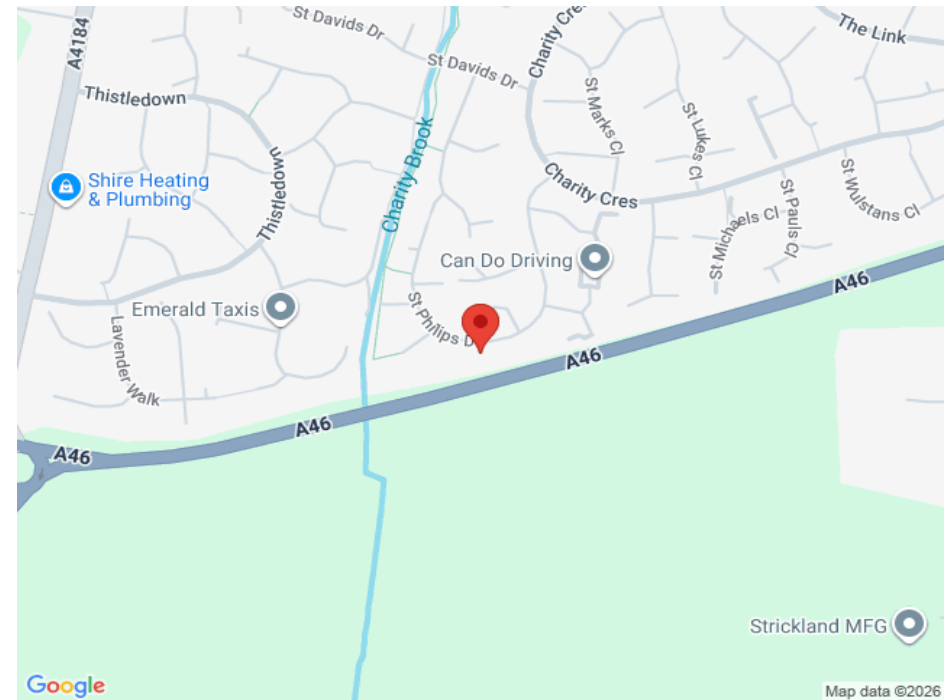
Tenancy Deposit Alternative

Instead of a traditional deposit, you will be required to pay a non-refundable fee to Reposit, equivalent to one week's rent* before the start of the tenancy. This alternative significantly reduces your upfront moving costs. You will also pay £30 per annum thereafter.

*Subject to a minimum £150.

Disclaimer

We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. Any measurements have been taken as a guide to prospective tenants only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are not included.



Belvoir