



51A, High Street
Persore
WR10 1EU

£725 PCM


CHRISTIAN
LEWIS
— PROPERTY —

- AVAILABLE NOW
- 1 Bedroom Flat
- Pershore Town Centre
- Courtyard Patio
- Freshly Decorated Throughout
- Unfurnished
- Ground Floor
- Great Location
- Modern Shower Room

THE PROPERTY

AVAILABLE NOW || 1 BEDROOM || GROUND FLOOR FLAT ||

Located on Pershore High Street, this one bedroom ground floor flat offers the perfect blend of convenience and modern living.

Gated entrance through to the shared external space, with front door leading into the property. Front door leading into the spacious living room, complete with wooden flooring, neutral décor and dual aspect windows the property has a lovely, homely feel. From the living room, all three other rooms are easily accessible making it ideal for comfortable living. The shower room is complete with walk in shower, wc and basin.

The kitchen, which is located to the front of the property has a variety of floor units, alongside space for undercounter combined fridge/freezer and washing machine. This room is complete with a brand new electric cooker.

To complete the property is a generous size double bedroom, this is accessed to the left hand side of the property. Please note, there is a small step into the bedroom.

Pershore is a traditional market town, oozing charm and history. With a variety of local independent shops and cafes, alongside 2 supermarkets it makes the perfect place to settle.

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 - E
Main Heating Source - Electric

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.



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.