



85, Windsor Road  
Evesham, WR11 4QE

**£1,100 Per calendar month**  
**Deposit - £1,269**



CHRISTIAN  
LEWIS  
— PROPERTY —



AVAILABLE NOW || 3 BEDROOMS || PRIME LOCATION ||

A truly wonderful three bedroom, mid terrace house located in Windsor Road, Evesham. In the highly desirable area of Greenhill, which offers rail links within walking distance, supermarkets, shops and the town centre also within easy reach.

Entrance into the hallway with stairs leading to the first floor, leading seamlessly into the airy living room with bay window and window seat. The living room flows into the dining room offering ample space for a dining table, or to be utilised as a second living room. Door leading into the galley style kitchen, offering a variety of wall and floor units and spaces for white goods. To complete the ground floor is the family bathroom with bath, over bath shower, wc and basin.

Stairs elevating to the first floor where you will find all three bedrooms, two bedrooms are generous doubles and the third a generous single.

Externally there is a private rear garden, predominantly laid to lawn with a patio area and garden shed.

Parking is available on street with no permit required.

The property is offered unfurnished, available now.

Lettings Important Property Details

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

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.

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

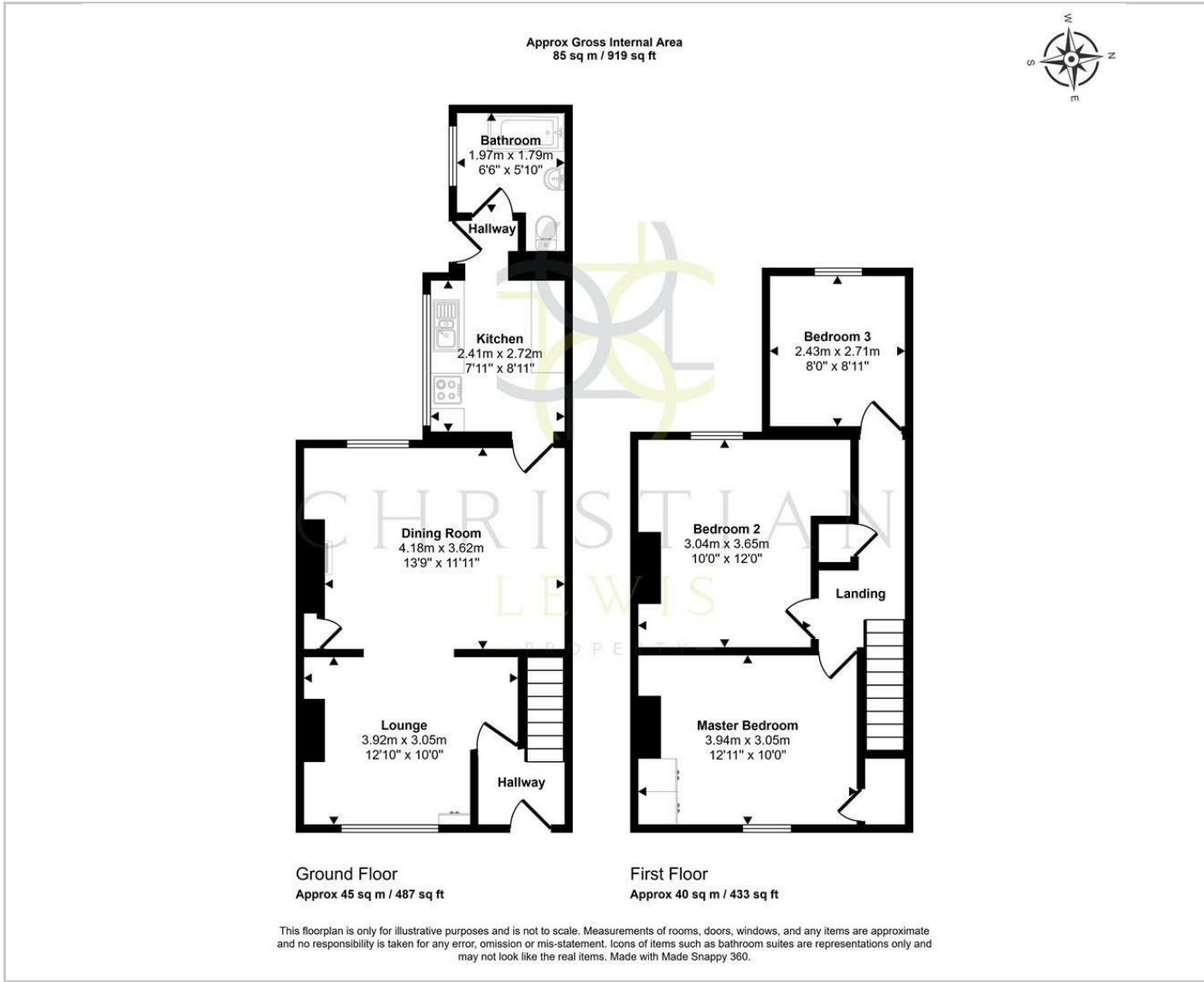
- Utilities (gas, electricity, water, oil)
- Council Tax
- Internet & Phone Subscriptions
- TV License (Where applicable)

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.

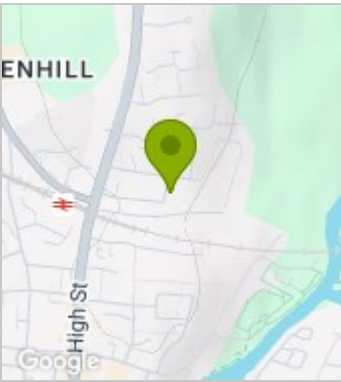


Floor Plan & Important Information

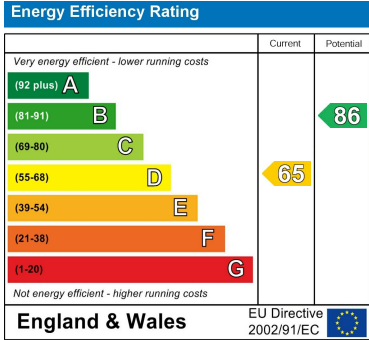


- Three Bedroom Mid Terrace House
- Greenhill, Evesham
- Walking Distance To Station & High School
- 2 Double Bedrooms & 1 Generous Single
- Living Room With Bay Window
- Dining Room With Feature Fireplace
- Modern Fitted Kitchen
- Downstairs Bathroom
- Private, Enclosed Rear Garden
- Available Now

Area Map



EPC



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.

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