



17, Mortimers Quay
Evesham, WR11 3AS

£925 PCM
Deposit - £1,067



CHRISTIAN
LEWIS
— PROPERTY —



Located on the edge of the River Avon, this absolutely immaculate two bedroom, first floor apartment. With unspoilt scenic views of the river edge, it must be seen to be appreciated.

The property is located on the first floor, accessed via external steps with intercom. Entrance into the hallway, which flows seamlessly into the remaining rooms. The modern open plan kitchen come living room is located looking over the Avon. The living room is complete with electric fire and feature fireplace, sliding patio door to a Juliet balcony. The kitchen is a modern shaker style design in neutral colour, and offered with an integrated fridge freezer, hob/oven, dishwasher and kitchen bin. An undercounter space is offered for a washing machine.

Through to the bedrooms, one double and one single and both boasting built in wardrobes for ease.

To complete the property there is a brand new shower room, with high quality finishes such as light up medicine cabinet with mirror. The shower room comprises of, walk in shower, alongside fitted WC and basin set into an integrated vanity unit.

Externally, the property has communal grounds and an allocated carport parking space. Additional parking is offered for visitors on a first come first served basis.

The property is offered on an unfurnished basis - some integrated appliances included
Available Now

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 - C
Energy Performance Rating - C
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

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.

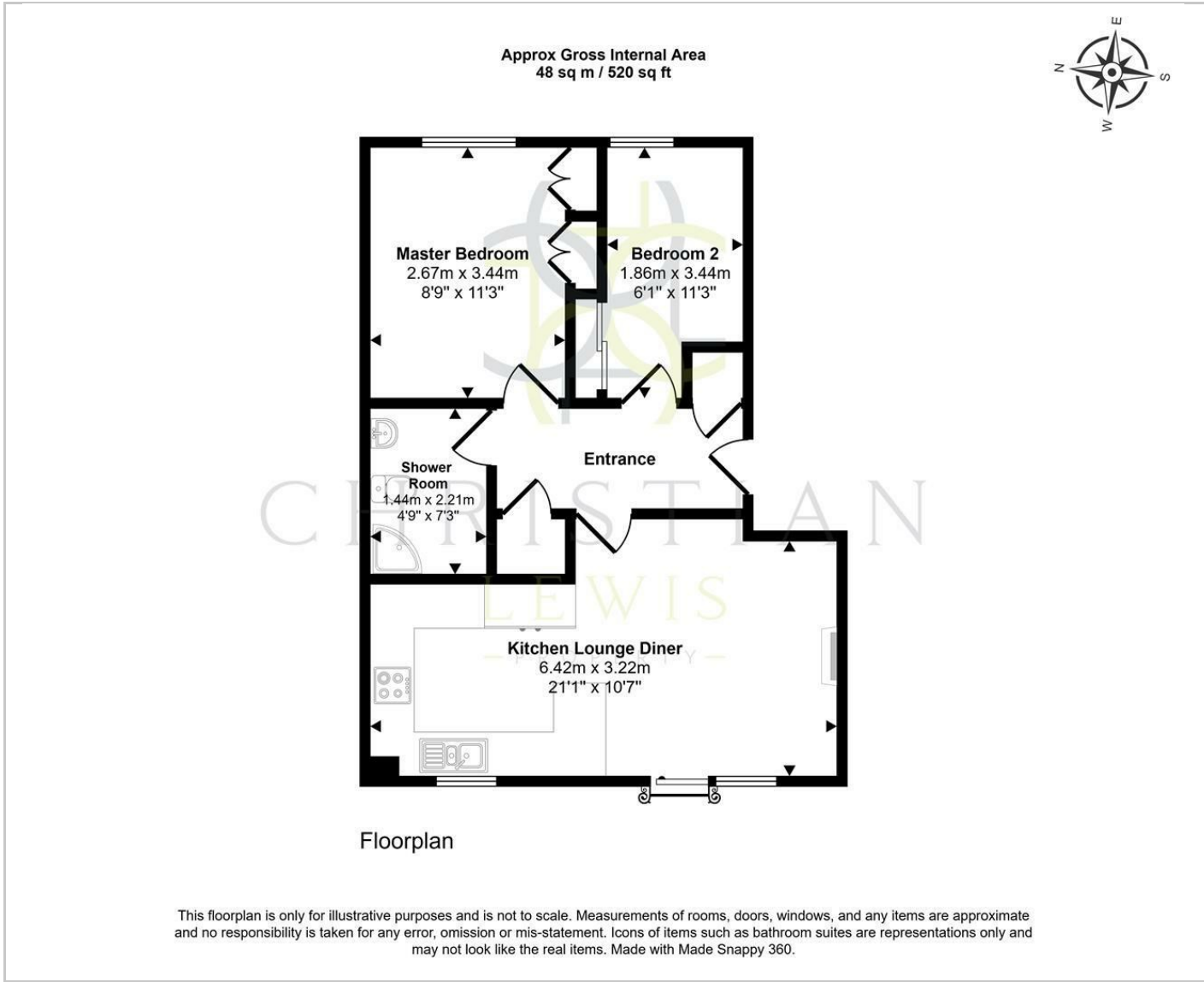
Please inform us if you become aware of any information being inaccurate.

Evesham

Evesham is a historic market town in Worcestershire, England, situated in the Vale of Evesham between the rivers Avon and Isbourne. The town is surrounded by fertile farmland and is particularly well known for its fruit and vegetable growing, especially apples, pears, plums and asparagus. This



Floor Plan & Important Information



- Available Now
- 2 Bedroom Apartment
- 1st Floor
- Modern Open Plan Living
- Brand New Shower Room
- Views Overlooking The River Avon
- Walking Distance To Town
- Allocated Carport Parking
- Kitchen With Integrated Appliances
- Juliet Balcony To The Living Room

Area Map



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(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.