







Flat 4, 109, High Street
Evesham
WR11 4EB

£500 PCM

CHRISTIAN LEWIS PROPERTY

- Studio Apartment
- Self Contained
- Open Plan Bedroom/Living Space
- Private Ensuite Shower Room
- Modern Kitchenette
- Patio Doors
- Centrally Located
- Close to Station
- Well Presented
- Recently Updated

THE PROPERTY

AVAILABLE NOVEMBER || STUDIO/BEDSIT || EVESHAM TOWN CENTRE

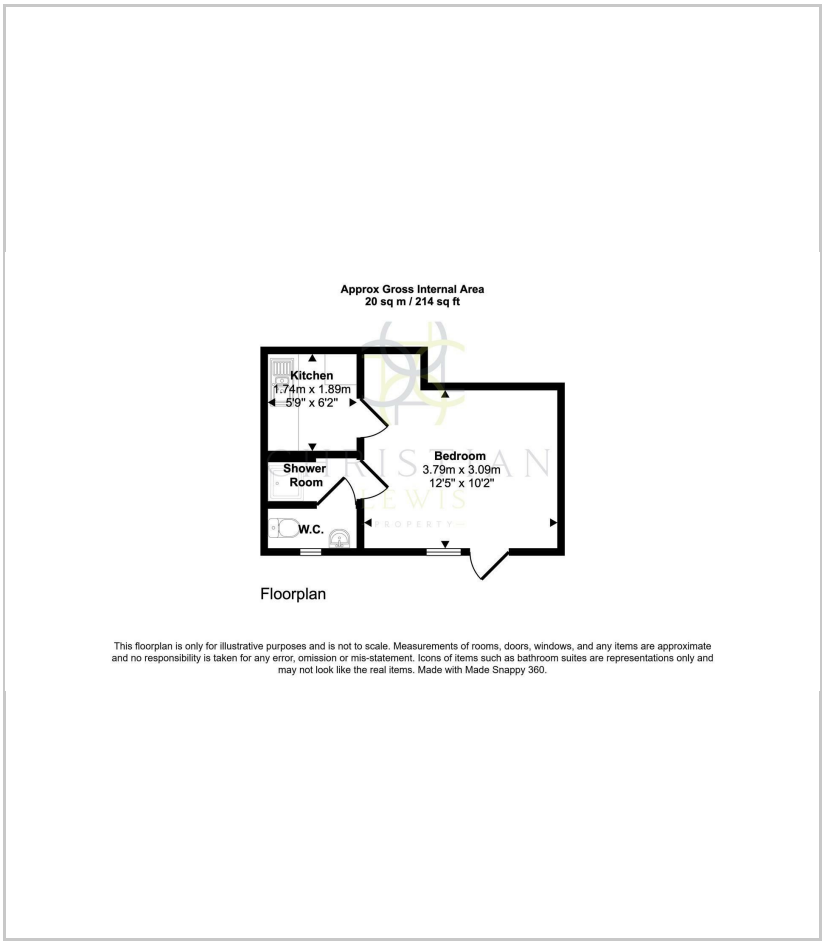
Available November, a studio bedsit set within the heart of Evesham Town Centre.

This self contained, first floor property, offers a combined living room and bedroom, shower cubicle, separate wc with basin, and small kitchenette.

The property is conveniently located on the High Street in Evesham within a block of 9 properties, offering great walking links to Evesham Train Station, supermarkets, shops and restaurants. To add to the overall appeal, the property has recently undergone an upgrade to include fresh décor, new carpets and a new kitchen area.

Due to the size of the property, it would be best suited to a single person, however a couple may feel this is also suitable in size.

Evesham is a historic market town famous for its local asparagus, and offers great links to neighbouring large towns and cities.



Lettings 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

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.

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