

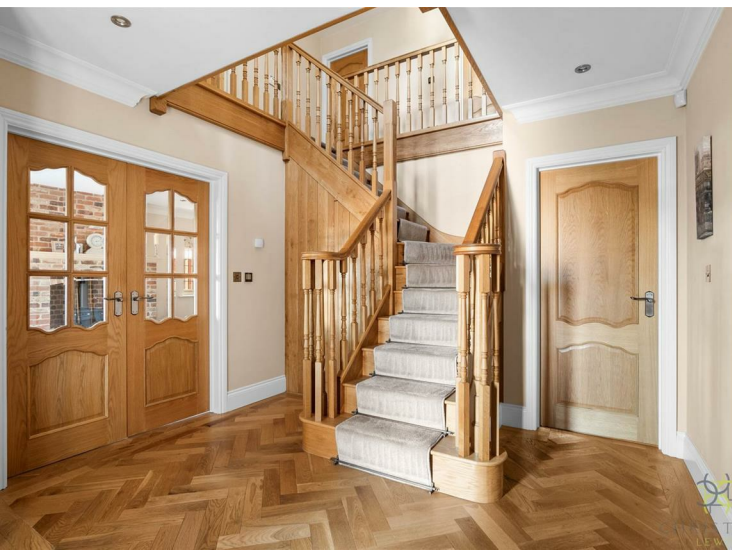


The Alm, Main Street
Aldington
Evesham
WR11 7XB

£2,500 PCM



CHRISTIAN
LEWIS
— PROPERTY —



The Alm Main Street, Aldington, Evesham, WR11 7XB

£2,500 PCM

AVAILABLE AUGUST || 5 BEDROOMS || DETACHED

The Alm is an exceptional, individually designed family home that stands out with its distinctive character and superb attention to detail. This beautiful non-estate home boasts over 3,000 square feet of well-appointed living space, thoughtfully laid out to provide both comfort and functionality for modern family life.

Occupying a generous and private plot, the property features extensive off-road parking, a double garage, and beautifully maintained mature gardens that offer a peaceful and picturesque setting. High-quality fixtures and fittings are found throughout the home, reflecting a commitment to craftsmanship and luxury in every room. This truly unique property combines spacious interiors with refined finishes, making it a perfect forever home for families seeking style, substance, and seclusion.

The accommodation is thoughtfully arranged and comprises a welcoming entrance hall, a generously sized living room perfect for relaxing or entertaining, a dedicated study ideal for home working, and a beautifully crafted handmade kitchen which flows seamlessly into the dining room. Additionally, there is a bright and versatile family room, a practical utility room, and a convenient ground floor W/C.

Upstairs, the property offers five spacious and well-proportioned bedrooms, two of which benefit from bespoke fitted wardrobes, providing ample storage space. A stylish and contemporary family bathroom serves the upper floor.

Externally, the home continues to impress with a beautifully maintained, south-facing rear garden that enjoys plenty of sunlight throughout the day. The garden is predominantly laid to lawn, complemented by a generous patio area perfect for outdoor dining or entertaining.

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 - G

Energy Performance Rating - B (NEW CERTIFICATE PENDING)

Main Heating Source - Air Source Heat Pump

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.

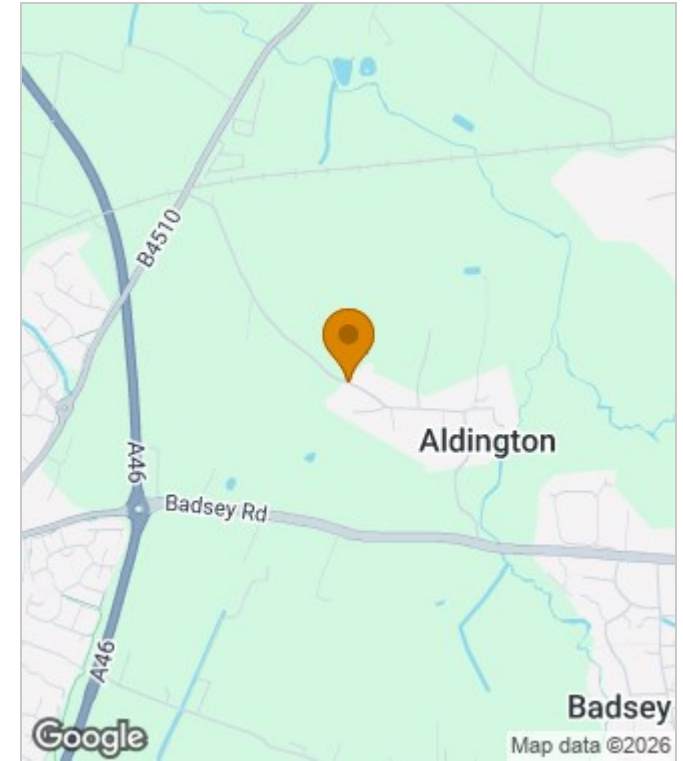
All representations contained in the particulars are based on details supplied by the owner. Please inform us if you become aware of any information being inaccurate.



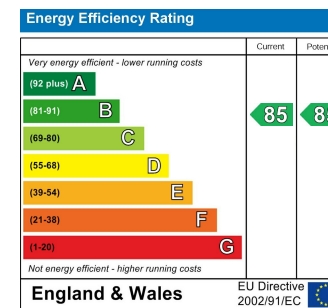
Floor Plans



Area Map



Energy Performance Graph



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 purchasers 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.