



33, Windsor Road  
Evesham  
WR11 4QF

£950 PCM



CHRISTIAN  
LEWIS  
PROPERTY

- Available Mid February
- Ground Floor Flat
- Modern Fitted Kitchen
- Energy Rating D
- 1 Bedroom
- Courtyard Style Garden
- On Street Parking - No Permits Required
- Council Tax Band A

## THE PROPERTY

Available mid February, a delightful one bedroom, ground floor apartment located in the sought after area of Greenhill, Evesham.

The property has been thoughtfully upgraded to a spectacular standard, with light filled rooms and neutral décor its in perfect shape to become your next home!

Entrance through the first communal door into a small hallway, front door leading into spacious living room with alcove shelving, through to the modern, open plan kitchen which doubles up as a dining room - complete with integrated cooker/hob and spaces for other white goods, hallway through to stylish fitted bathroom with bath, over bath shower, wc, basin and storage unit, double bedroom to the rear of the property complete with airing cupboard storage.

This isn't all! The property further boasts a tranquil, low maintenance, courtyard garden, perfect for summertime relaxing and ready for pots of colour.

### Important Property Details

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

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.

### 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 and before move in.

### Other Permitted Payments to Us During Tenancy

- Variation to Tenancy At Tenant Request - £50
- Cost of Replacement Keys - Cost of replacement
- Early Termination of Tenancy - Landlords reasonable costs
- 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.