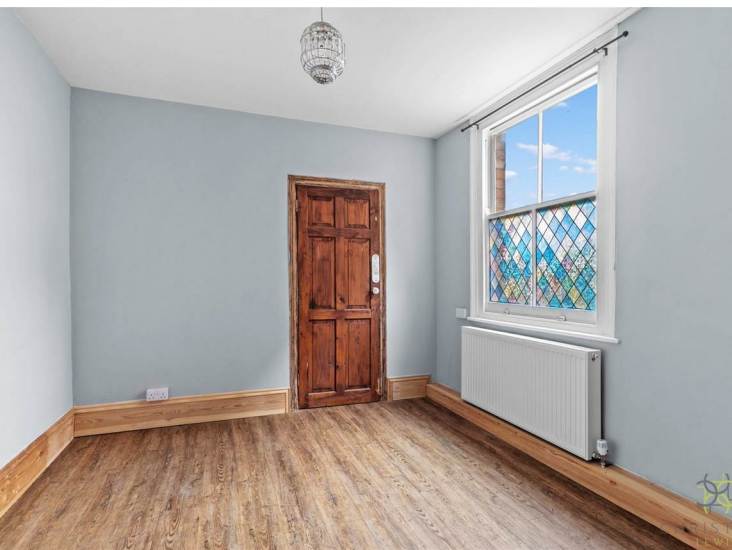




65, Northwick Road  
Evesham, WR11 3AL

**£895 PCM**  
**Deposit - £1,032**

  
CHRISTIAN  
LEWIS  
— PROPERTY —



We are thrilled to bring to the letting market this move in ready, lower maisonette located on Northwick Road, Bengeworth. This delightful property offers a perfect blend of comfort and style, making it an ideal choice for individuals or a couple seeking a cosy home in a convenient location.

As you enter, you are greeted by a spacious living room, featuring a large bay window that floods the space with natural light, creating a warm and inviting atmosphere. The focal point of this room is the log burner fire, perfect for those chilly evenings, providing both warmth and a touch of character.

Through the hallway you will find a separate dining room, offering a lovely space for dining, or additionally a perfect office space. Additionally, through the hallway the spacious bedroom can be found, this is a true retreat, providing ample room for relaxation and rest. It is well-proportioned, allowing for various furniture arrangements to suit your personal style.

The compact kitchen offers a variety of cupboard space, with space for a fridge/freezer and washing machine. The property also boasts a modern shower room, designed for convenience and comfort.

The property also boasts a private, low maintenance courtyard garden, perfect for relaxing!

Parking is available on street, with no permit required.

Important Property Details

The property is offered on an Unfurnished basis  
Council Tax Band - A  
Energy Performance Rating - D  
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.

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

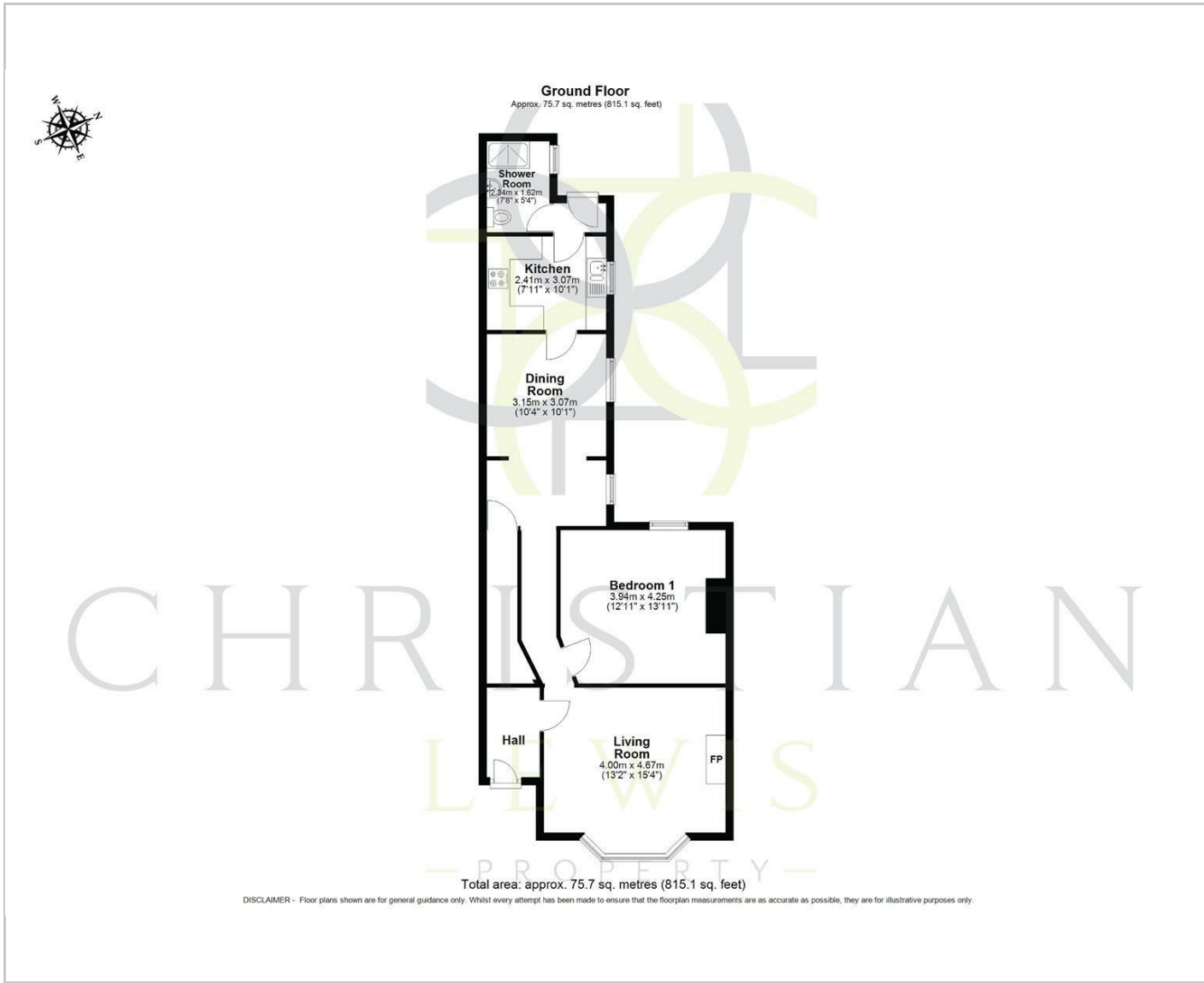
- Utilities (gas, electricity, water, oil)
- Council Tax
- Internet & Phone Subscriptions
- TV License (Where applicable)

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



- Available November 2026
- 1 Bedroom
- Ground Floor Maisonette
- Close Proximity To Town
- On Street Parking
- Energy Rating D
- Council Tax Band A
- Living Room With Log Burner & Separate Dining Room
- Traditional Property
- Private Courtyard Garden

Area Map



EPC

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 61      | 74        |
| 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.