

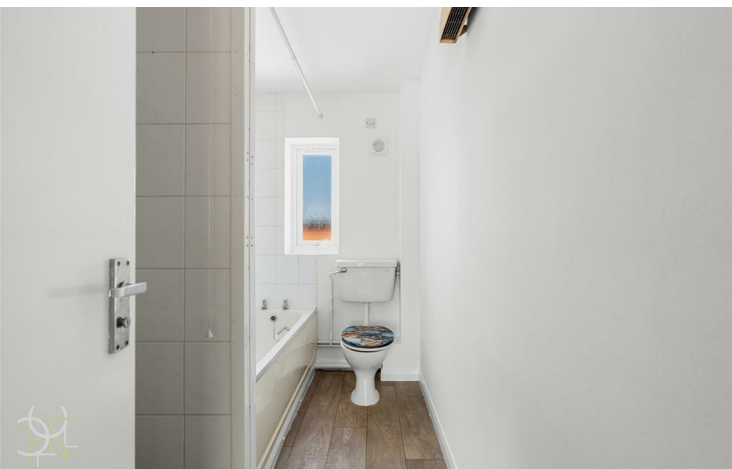


2 Billing House, King Georges Way
Perschore
WR10 1EY

£825 PCM



CHRISTIAN
LEWIS
— PROPERTY —



2 Billing House King Georges Way, Pershore, WR10 1EY

£825 PCM

AVAILABLE NOW | TWO DOUBLE BEDROOMS | RECENTLY DECORATED | PRIME LOCATION

Situated in the heart of the charming Georgian market town of Pershore, this beautifully presented two-bedroom first-floor apartment offers a wonderful blend of character, convenience, and contemporary living. Set within a building steeped in local history, this recently decorated home provides a unique opportunity to enjoy modern comforts in an impressive period setting.

Accessed via a secure communal entrance, the apartment is located on the first floor, with the staircase serving just two residential apartments and one commercial premises, creating an exclusive and well-maintained environment.

The property has been tastefully decorated throughout and features a stylish white gloss fitted kitchen, complete with a range of wall and base units, an integrated oven and hob, breakfast bar, and a useful pantry cupboard providing additional shelving and storage.

The spacious living room is flooded with natural light from its large window, creating a bright and welcoming space ideal for both relaxing and entertaining.

There are two generously sized double bedrooms, with the second bedroom benefiting from a built-in storage cupboard. The bathroom is fitted with a white suite comprising a bath with shower over, wash hand basin, and WC. The hallway also offers two further storage cupboards, ensuring excellent practicality.

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 Information

Tenure: We understand that the property for sale is unfurnished

Local Authority: Wychavon District Council

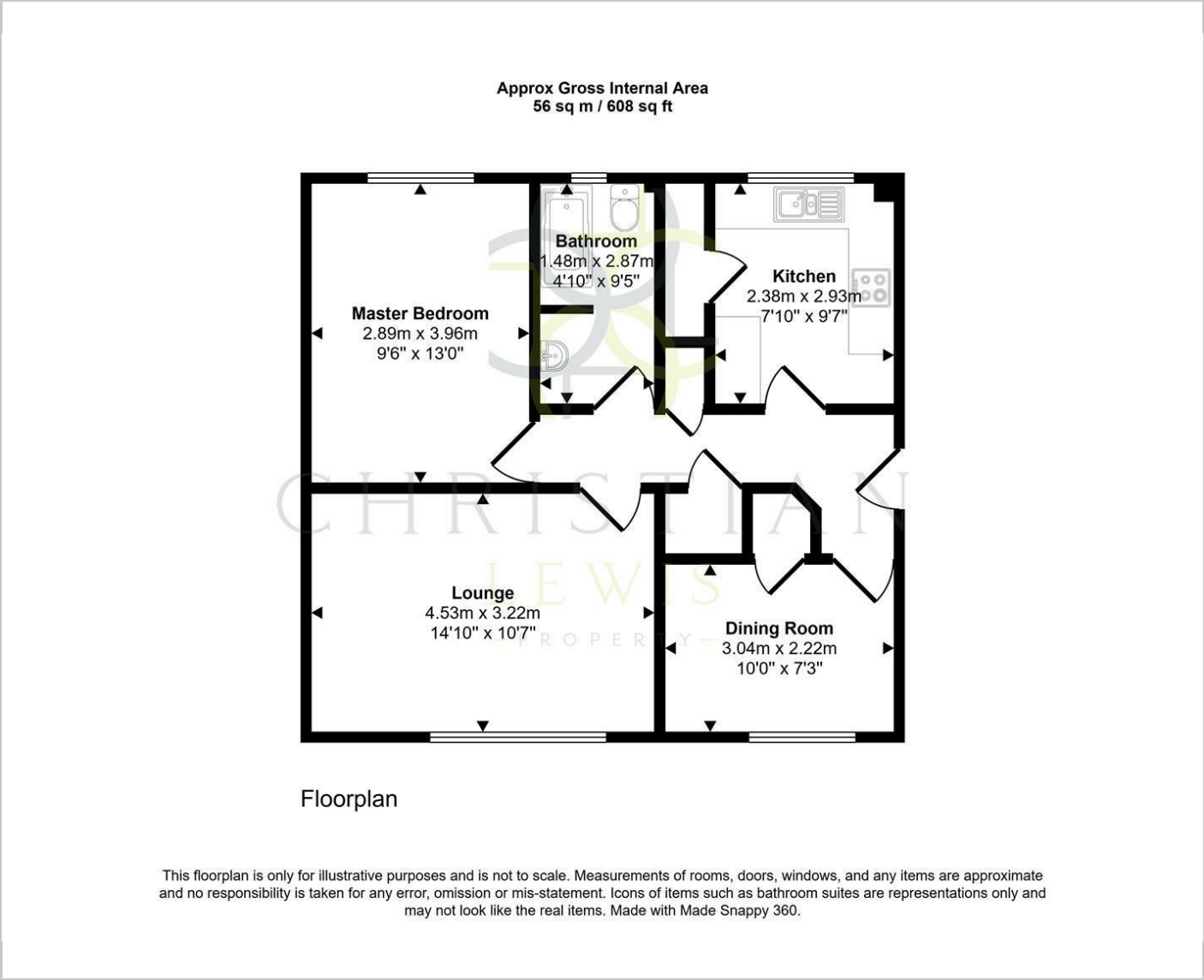
Council Tax Band: We understand that the Council Tax Band for the property is Band B
EPC Rating E

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



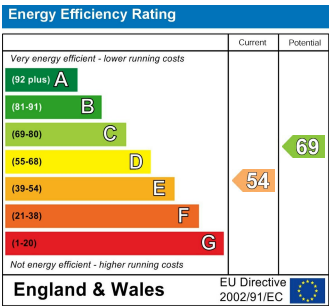
Floor Plans



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 firms employment has the authority to make or give any representation or warranty in respect of the property.