



4, High Street  
Pershore  
WR10 1BG

£800 PCM



CHRISTIAN  
LEWIS  
PROPERTY



## Flat 2, 4 High Street, Pershore, WR10 1BG

£800 PCM

Positioned in the very heart of Pershore, this beautifully reimagined two-bedroom apartment offers an exceptional standard of living, seamlessly blending contemporary elegance with timeless character.

Occupying the second floor, the property welcomes you via a generous entrance hall that sets the tone for the space beyond. The brand new, fitted kitchen has been thoughtfully designed with sleek cabinetry and quality finishes, complemented by a separate pantry/utility room and an additional airing cupboard for practical convenience.

The impressive living room is both comfy and inviting, centred around a charming feature fireplace. Two well-proportioned double bedrooms provide serene retreats, while the stylish modern bathroom boasts a full-sized bath, separate walk-in shower, WC and wash basin all finished to a high contemporary standard.

Recently modernised throughout, the apartment benefits from fresh, neutral décor, stylish new flooring and a newly installed kitchen, creating a turnkey home ready for immediate occupation. Character features including sash windows and exposed wooden beams add depth and distinction, offering a rare blend of heritage charm and modern refinement.

Situated on Pershore High Street, residents enjoy immediate access to independent shops, cafés and local amenities right on the doorstep.

Please note the property does not include a garden or allocated parking due to its prime central position. However, long-stay parking permits are available via the local authority, and free on-street parking can be found within comfortable walking distance.

The property is available now || unfurnished || long term let preferred || Energy rating C || Council tax band A

#### 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.

#### Important Property Details

The property is offered on an unfurnished basis

Council Tax Band - A

Energy Performance Rating - C

Initial 12 month Tenancy Offered

Main Heating Source - Mains Gas

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

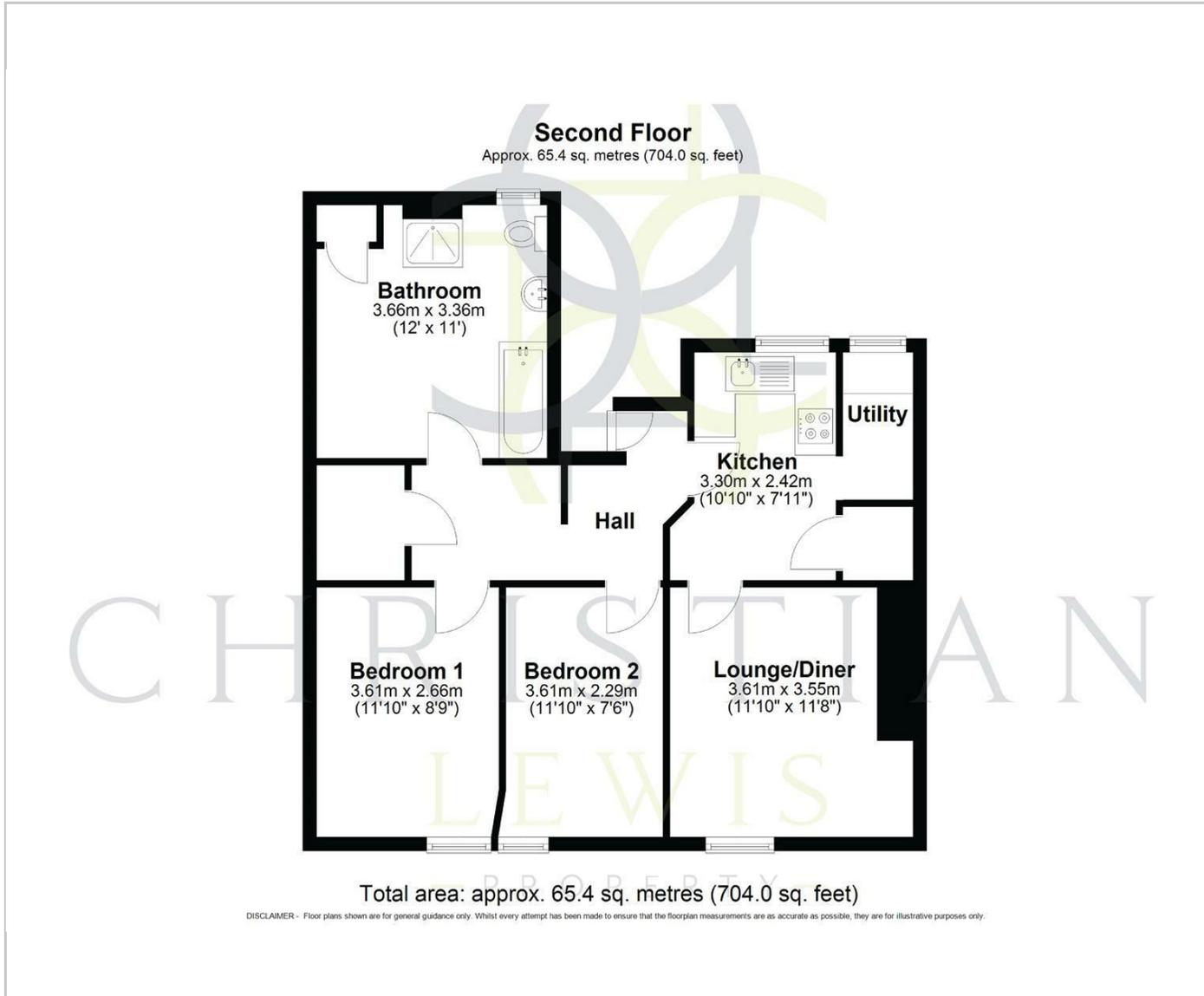
Additional Property Details - Wychavon - My Local Area

#### \*DISCLOSURE\*

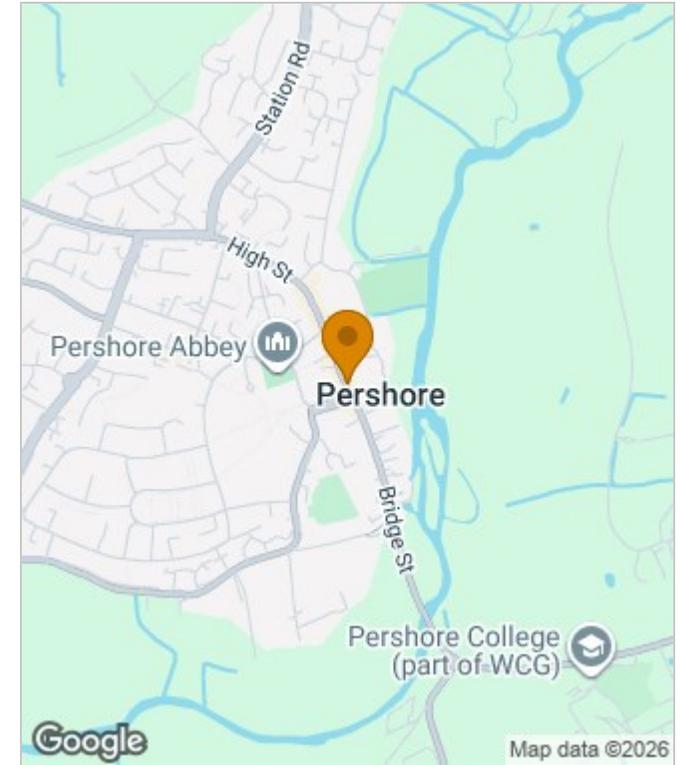
Whilst we make enquiries with the property owner to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of



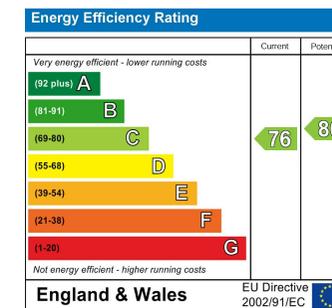
## Floor Plans



## 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.