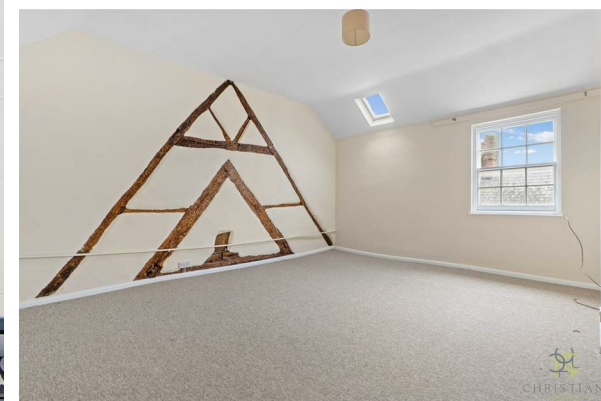




55a, High Street
Pershore
WR10 1EU

£825 PCM


CHRISTIAN
LEWIS
—PROPERTY—

- AVAILABLE NOW
- DUPLEX APARTMENT
- DUAL LEVEL LIVING
- SMALL GARDEN
- 2 BEDROOMS
- RECENTLY REDECORATED
- KITCHEN/DINER
- NO PARKING

THE PROPERTY

|| AVAILABLE NOW ||

A recently renewed 2 bedroom duplex located in the heart of Pershore High Street, with its handy location this property is not to be missed.

Entrance door into the kitchen/diner - the kitchen is complete with integrated oven/hob, ample cupboards and spaces for white goods. This room offers space for a dining table, understairs storage cupboard and bay window looking into the garden space.

Stairs elevating to the first floor, to the spacious living room - complete with original beams and dual sash windows. Shower room with walk in shower, wc, basin and storage unit, and bedroom 2 - a double bedroom with built in wardrobe storage. Hallway with stairs to the 2nd floor where you will find bedroom 1 - a spacious, double, light filled room with extraordinary beam detailing, overlooking the high street.

The property is oozing with charm, from original beams to dual level living its really the perfect spot.

If this wasn't enough, the property is complete with a small courtyard garden space.

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 - B

Energy Performance Rating - D

Initial 12 Month Tenancy Offered (subject to pending changes in May 2026)

Main Heating Source - Gas central

PLEASE NOTE - This property and garden are accessed via a shared gate with Bar57 which is open to the general public.

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.



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