



4, The Green  
Broadway  
WR12 7AA

**£1,500 PCM**



CHRISTIAN  
LEWIS  
— PROPERTY —



## 4 The Green, Broadway, WR12 7AA

£1,500 PCM

|| AVAILABLE NOW || BROADWAY TOWN CENTRE ||

Introducing this beautifully presented, 2 bedroom cottage. Located within the heart of Broadway high street, this lovingly updated property boasts charm and elegance, where old meets new the original wooden beams are complimented by the modern twist of fixtures.

As you walk into the property you are welcomed into the hallway, with a door leading into the cosy living room and stairs elevating to the first floor. The living room boasts a charming window seat - perfect for your morning coffee, and useful understairs storage cupboard. Through from the living room is the brand new, stylish kitchen/diner. Complete with a variety of wall and cupboard units, integrated oven/hob, undercounter washing machine and space to be used as a breakfast bar or space for additional under cupboard units. The back door is also located in the kitchen, this leads out onto a rear shared garden, predominantly laid to lawn but complete with a variety of established shrubs and plants.

On the first floor you will find the two bedrooms, both double in size. Bedroom 1 benefits from a built in storage cupboard. The bathroom is also located on the first floor on a jack and jill basis. This is accessible from both bedrooms. The bathroom is equipped with a bath, over bath shower, wc, and basin.

If you are looking for an immaculately presented home, within the heart of Broadway then look no further!

Unfurnished || Energy Rating E || Council Tax Band C || One allocated Parking Space

\*Please note, due to the age of the building, some rooms have reduced head height in spaces\*

#### 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
- 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 - C  
Energy Performance Rating - E  
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

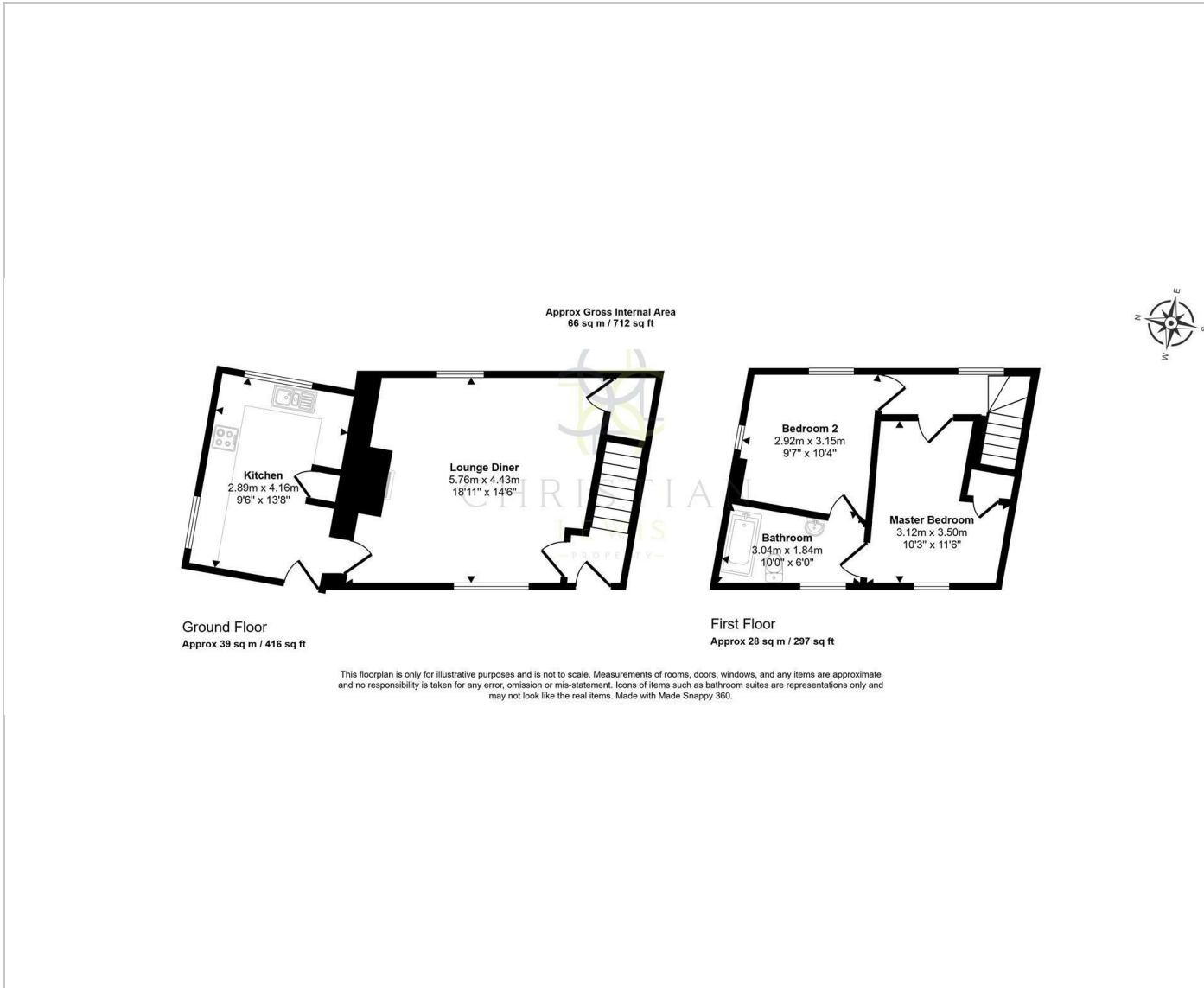
Additional Property Details - Wychavon - My Local Area

#### \*DISCLOSURE\*

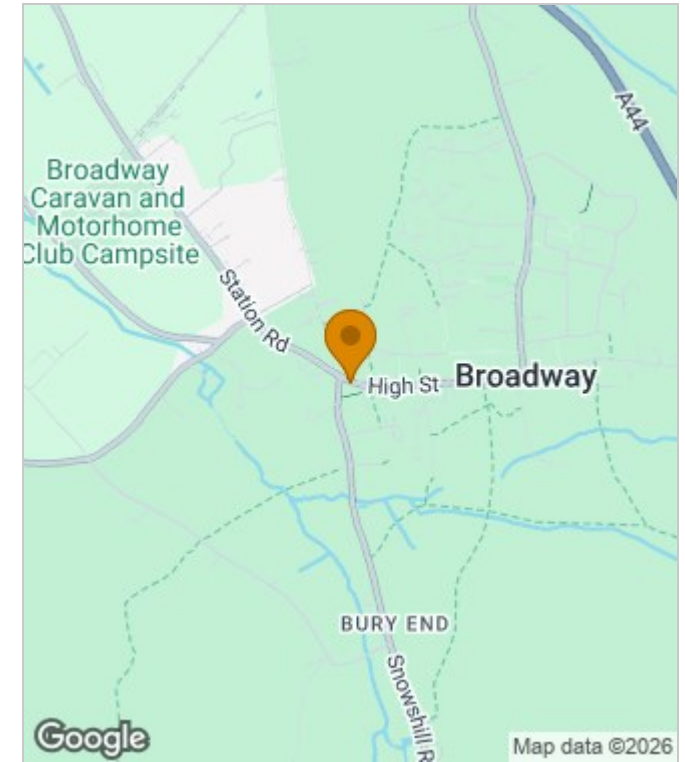
Whilst we make enquiries with the property owner to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact.



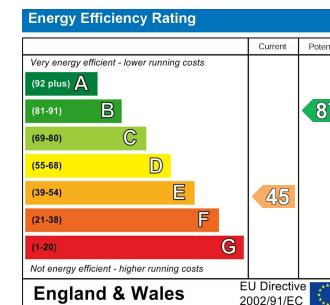
# Floor Plans



# 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.