



Flat 1, Market Gate, King Georges Way
Pershore
WR10 1DZ

£795 PCM

- AVAILABLE NOW
- 2 BEDROOMS
- FIRST FLOOR FLAT
- MODERN OPEN PLAN LIVING
- PERSHORE TOWN CENTRE
- PARKING NEARBY
- RECENTLY REDECORATED
- CENTRAL LOCATION

THE PROPERTY

AVAILABLE NOW || 2 BEDROOM FLAT || 1ST FLOOR || UNFURNISHED

A centrally located, 2 bedroom flat offered to the market on an unfurnished basis. A unique opportunity to reside in the upper floor of the original 'Persore Market'. A building with years of memories, stories and History.

Persore is a wonderful market town, with a variety of independent shops, cafes and coffee shops, and is famous for its annual Persore Plum Festival. Alongside independent shops Persore also benefits from 2 major supermarkets, high street charity shops and eateries a few! For a more relaxed approach, there are wonderful Riverside walks, with greenspaces to relax.

The accommodation comprises:

Communal entrance door with stairs elevating to the first floor, private front door into entrance hall of the property - complete with 2 storage cupboards. To the left hand side is the bathroom -

Important Property Details

The property is offered on an unfurnished basis

Council Tax Band - A

Energy Performance Rating - E

Main Heating Source - Electric

Location - Please note, the location of this property is within close vicinity of 2 supermarkets, and a public carpark. There is no allocated parking with the property, however the location is within a public pay and display, alternatively there is on street parking available nearby.

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.

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

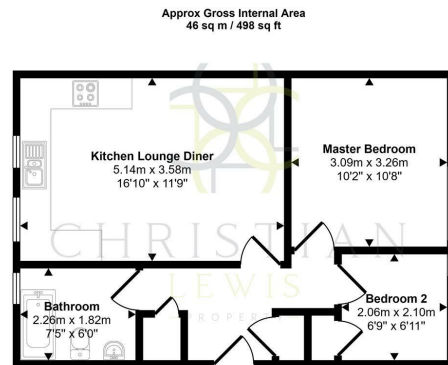
- Variation to Tenancy At Tenant Request - £50
- Cost of Replacement Keys - Cost of replacement
- Refundable Holding Deposit - equal to 1 weeks rent
- Full Deposit - rent under £50,000 per year equal to 5 weeks rent
- Full Deposit - rent over £50,000 per year equal to 6 weeks rent
- Company Let (Non 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.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.