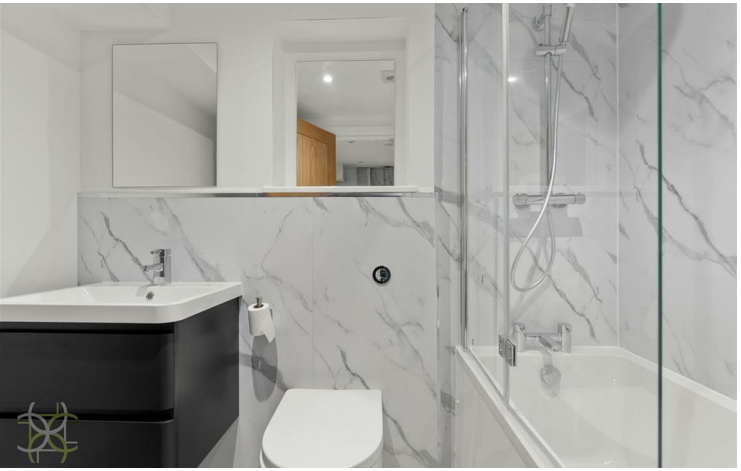


3C, Church Street
Pershore, WR10 1DT

£995 Per calendar month
Deposit - £1,148

CHRISTIAN
LEWIS
PROPERTY









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AVAILABLE NOW || BRAND NEW REFURBISHED & RENOVATED PROPERTY ||

A rare opportunity to rent an newly refurbished ground floor apartment set within the heart of Pershore Town. This property boasts style, space and modern living alongside the benefit of being located centrally with access to all conveniences.

As you enter the property the accommodation sets the tone of what's to come! A beautifully light airy living space complete with wooden flooring and crisp white walls, with understairs storage it offers the perfect space to relax. The living space is complimented by a stylish, sage colour shaker style kitchen with integrated cooker/hob and spaces for undercounter white goods.

Through to the beautifully styled bathroom - complete with bath, over bath rainfall shower, wc, floating vanity basin and heated towel rail.

Through to the cosy double bedroom, a room that continues to impress! With beautifully fluffy carpets, and double built in wardrobes/drawers for additional convenience it offers a relaxing spot. From the bedroom there is a handy utility room with space for a washing machine and the gas boiler. The utility is complimented by a separate room which could be used as a home office, store room or home gym.

Finally, to complete the property it is offered with a private courtyard garden and side access gate.

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.

Lettings Important Property Details
The property is offered on an unfurnished basis
Council Tax Band - A
Energy Performance Rating - D
Main Heating Source - Gas Central

We recommend that you check the following to ensure the property suits your requirements:

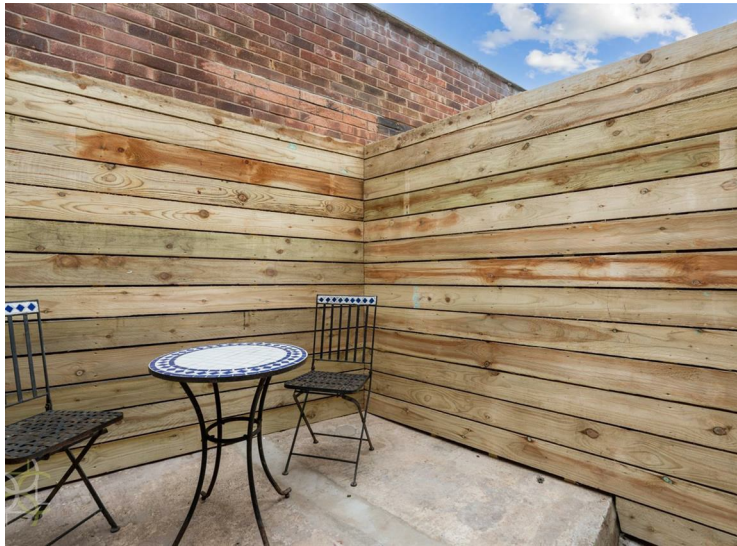
To Check Broadband Availability - Ofcom Broadband Checker
To Check Mobile Availability - Ofcom Mobile Checker
Additional Property Details - Wychavon - My Local Area

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.

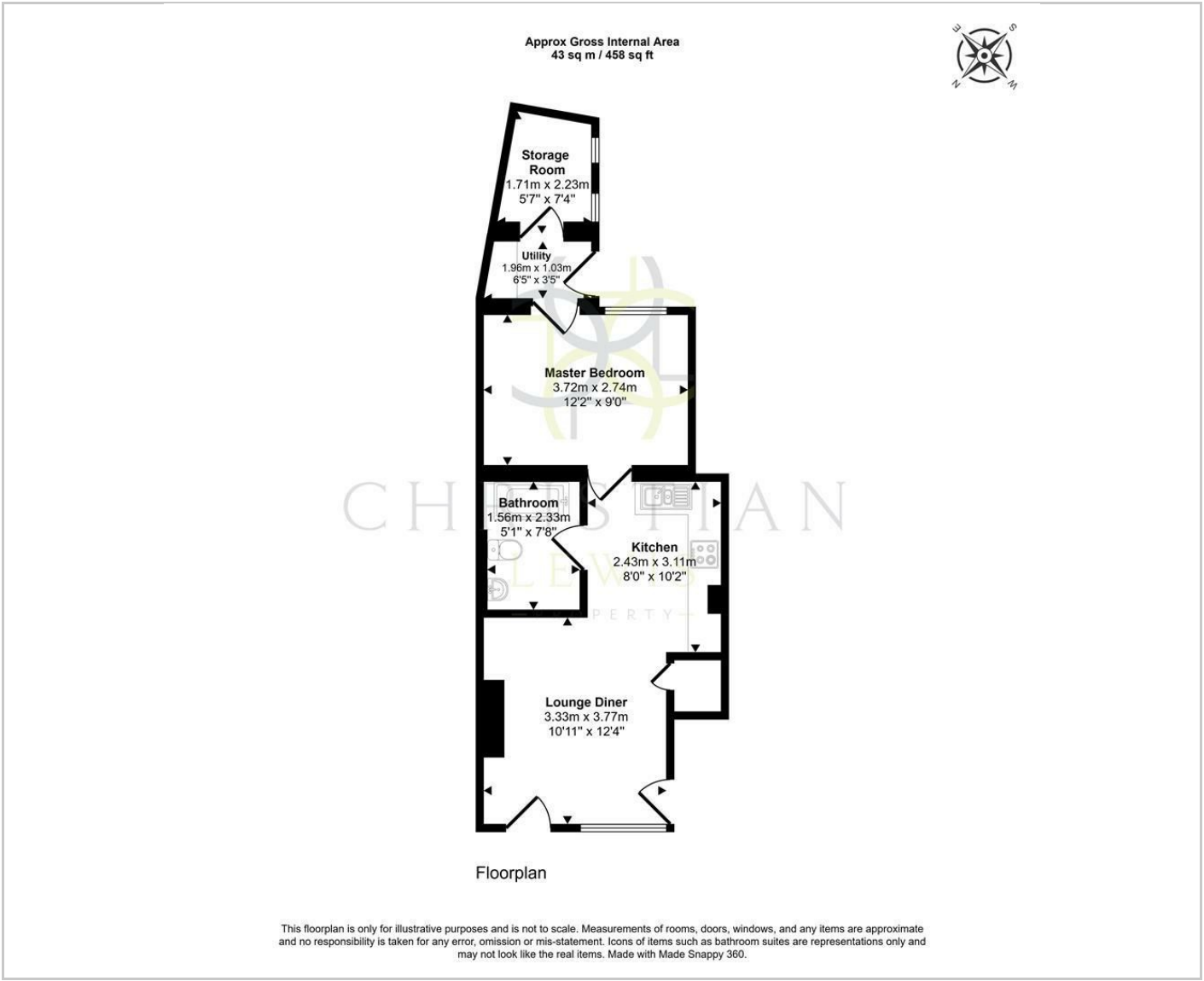
Please inform us if you become aware of any information being inaccurate.





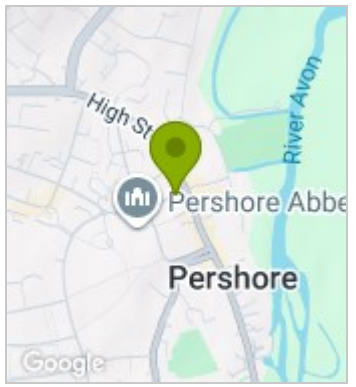


Floor Plan & Important Information

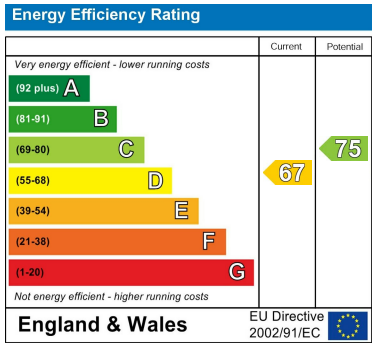


- Newly Renovated & Refurbished Property
- One Bedroom Ground Floor Apartment
- Open Plan Living Room/Kitchen
- Bathroom With Bath & Rainfall Shower
- Double Bedroom With Built In Wardrobes
- Separate Utility Room
- Additional Store Room
- Private Courtyard Garden
- Town Centre Location
- Immaculately Presented

Area Map



EPC



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 tenants 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.

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www.christianlewisproperty.co.uk