



Wisteria View, 4B, The Green
Broadway, WR12 7AA

£1,650 PCM
Deposit - £1,903



AVAILABLE NOW || 2 BEDROOMS || BROADWAY TOWN CENTRE ||

A wonderfully presented two bedroom duplex apartment, occupying a fantastic position on Broadway High Street, overlooking the village green and right in the heart of this much loved Cotswold village.

The property combines period character with modern living, arranged over two floors and accessed via its own private entrance from the High Street.

Entering the property, stairs rise to the first floor accommodation, where you are greeted by a welcoming living room filled with natural light. Large sash windows overlook the High Street and the popular village green, while an original stone wall and feature fireplace create an attractive focal point and showcase the property's character.

From the living room, doors lead through to the open-plan kitchen/diner, creating a sociable and practical heart to the home. The modern fitted kitchen is well equipped with integrated appliances and provides ample space for a dining table, making this an ideal room for both everyday living and entertaining.

Stairs rise once again to the second floor, where you will find two generously proportioned double bedrooms. Both bedrooms benefit from their own ensuite facilities, with an ensuite shower room and ensuite bathroom respectively. Each room is beautifully complemented by exposed wooden beam detailing, neutral décor and plenty of natural light, creating calm and inviting spaces in which to relax.

Externally, the property benefits from a communal lawned garden, shared by only a small number of residents and providing a pleasant outdoor space to enjoy. Further benefits include one allocated parking space to the rear, a particularly valuable feature for a property so centrally positioned.

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 - D
Energy Performance Rating - TBC
Main Heating Source - Gas Mains

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.

Location

The apartment is situated on Broadway High Street, placing the very best of this picturesque Cotswold village immediately on the doorstep.



Floor Plan & Important Information



- 2 Bedroom Duplex, Split Level Accommodation
- Located In Broadway Town Centre
- Cotswold Stone, Listed Building - Full of History & Charm
- 1 Ensuite Shower room & 1 Ensuite Bathroom
- Spacious Living Room With Feature Fireplace
- Modern Kitchen Diner With Some Integrated Appliances
- 1 Allocated Parking Space To The Rear
- Communal Lawned Garden
- Prime High Street Location
- Original Features Such As Beams, Stone Walls and Sash Windows

Area Map



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.