



189 St. Philips Drive, Evesham, WR11 2RQ

**£825 Per calendar month**



CHRISTIAN  
LEWIS  
—PROPERTY—





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**£825 Per calendar month**

AVAILABLE NOW

A charming first-floor flat located on St. Philips Drive in the delightful town of Evesham. This well-appointed property features one spacious reception room, perfect for relaxation or entertaining guests. The flat comprises one comfortable double bedroom, complete with a built-in wardrobe, providing ample storage space and a tidy appearance.

The open-plan kitchen and living area is a standout feature of this home, offering an inviting space for cooking and socialising. The property has an integrated oven/hob, and spaces for under counter fridge, freezer and washing machine.

Conveniently situated, this property benefits from a great location, making it easy to access local amenities and transport links. Additionally, there is parking available for one vehicle, adding to the practicality of this lovely flat.

This property is ideal for individuals or couples seeking a comfortable living space in a vibrant community.

The property is offered on an unfurnished basis, council tax band A, energy rating C. Initial 12 month tenancy.



### Lettings Important Details

The property is offered on an Unfurnished basis

Council Tax Band - A

Energy Performance Rating - C

Initial 12 Month Tenancy Offered

### Lettings - Tenancy Costs

Important Application & Tenancy Costs Information - A refundable holding deposit equivalent of one weeks rent will be required 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 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 agreements

### Room Measurements

Kitchen/Living Room - 4.74 x 3.64

Bedroom - 2.59 x 3.01

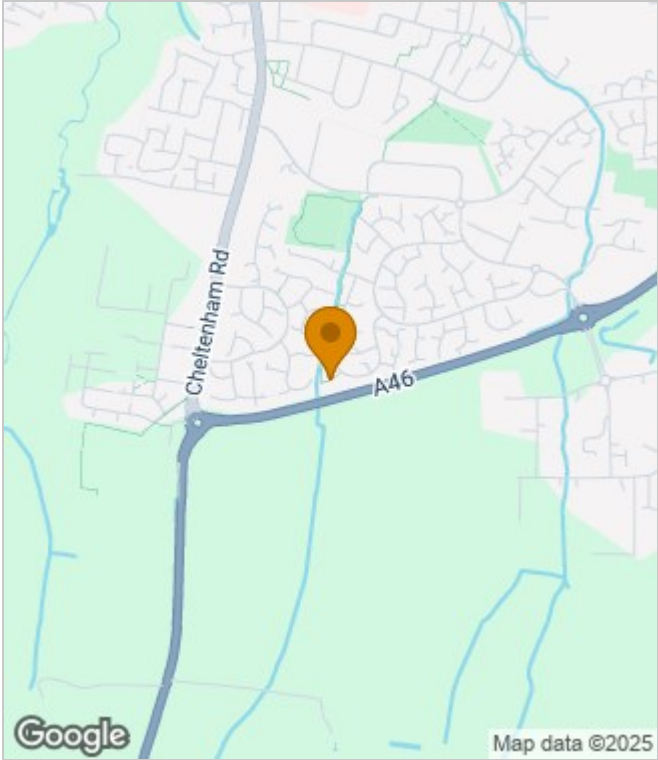
Bathroom - 1.57 x 2.00



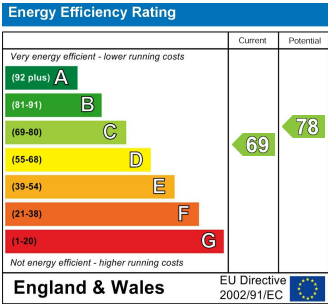
Floor Plans



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 firms employment has the authority to make or give any representation or warranty in respect of the property.