



Evesham

£450 pcm

Available
December



An attractive ground floor flat * Hall * Living room *
Kitchen area * Double bedroom * Bathroom * UPVC
double glazing * Heating * Parking *

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25 St Philips Drive
Evesham
WR11 2RG.

This is an attractive unfurnished ground floor one bedroom flat, which includes, entrance hall, living room, kitchen with cooker, fridge/freezer and washing machine, double bedroom with wardrobe and bathroom. The property also benefits from heating, new double glazing, cavity wall insulation, parking and a communal garden area. Early viewing is essential.

ACCOMMODATION:

Security entry phone from the communal hall leads to Entrance hall. Built-in airing cupboard, security entry phone, smoke alarm.

Living Room 11'10 x 8'6 (3.6m x 2.5m). Double glazed window to the rear, TV and satellite aerial points, night storage heating.

Kitchen 11'10 x 4'8 (3.6m x 1.4m). Re-fitted and comprising of a range of base and wall mounted cabinets with complimentary worksurfaces and wall tiling. Free standing electric cooker, washing machine and fridge/freezer. Double glazed window to the side.

Bedroom. 9'11 x 8'6 (3m x 2.5m). Fitted double wardrobe with mirrored doors, night storage heater, and double glazed window to the rear.

Bathroom. With a recently fitted white suite comprising, panelled bath with Triton shower unit, rail and curtain, wash hand basin and WC. Wall tiling, extractor fan.

OUTSIDE

Parking and communal garden area.

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The property is under the Wychavon District Council 01386 565000.
Important Notes and Tenancy Conditions.

1. The rent is to be paid in advance by standing order and the assured shorthold tenancy will be initially for 6 months, subject to satisfactory references.
2. No smokers or pets will be accepted unless by arrangement.
3. The tenant/s will need to pay a fee for referencing (£50 per person) and also a fee to reserve this property to cover admin charges (£185 per property) which will only be refunded if the Landlord does not complete the agreement.
4. When the tenant signs the tenancy agreement they will need to pay one month rent in advance as well as a deposit equal to a month rent plus £100, which will be protected by The Deposit Protection Service (no charge for registering).
5. Any adult who is to occupy the property will be required to sign/have their name on the tenancy agreement. Similarly, anyone acting as Guarantor will also need to be reference checked (£50 charge), sign and be named on the agreement.
6. No personal cheques will be accepted unless cleared before the start of the tenancy.

The tenant is also responsible for paying Council Tax, Water Electricity, Gas and Telephone charges and is also responsible for insuring their own furniture and personal effects whilst in the premises.

We are now required by HM Customs and Excise to verify the identity of all landlords and tenants. Therefore if you decide to rent this property, two forms of identification will be required.