



Evesham

£515 pcm

Ready
February



* Immaculate split level flat * Large living/kitchen with oven, hob and extractor * Double bedroom * Shower room * Heating * Parking space *

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Flat 3
50a Port Street
Evesham
WR11 1AP

An immaculate top floor split level flat within a quiet location off Port Street. The accommodation which is a recent conversion, has been finished to a high standard and comprises, communal entrance hall, private entrance to flat 3, stairs to the top floor with area suitable for an office area, large lounge/kitchen with built in oven, hob and extractor, a double bedroom and shower room. The flat has double glazing throughout and heating.

ACCOMMODATION:

Wooden entrance door leading to flat 3,

Entrance area. Stairs to the first floor, heater, double glazed window.

Living Room /Kitchen. Large lounge area with heater and TV point.
Kitchen area with a range of fitted base and wall cupboards with sink unit. Built in electric oven, hob and extractor canopy over. Plumbing for washing machine and space for fridge freezer.

Shower room. With a modern suite comprising, shower cubicle with fitted electric shower unit, WC and wash hand basin. Heater.

Bedroom. With two double glazed windows and wall mounted electric heater.

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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.