

Residential Property  
Management and Lettings

**Simon  
Vaux  
Rental**



Greenhill

£595 pcm

Available  
August

An attractive first floor maisonette \* Living room \*  
Kitchen area \* Two bedrooms and bathroom \* Gas CH  
and d/glazing \*

**Simon Vaux Ltd.**

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Simon Vaux Rental



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**24 Greenhill Gardens**  
**Greenhill**  
**Evesham**  
**WR11 4ND.**

**This is an attractive two bedroom first floor maisonette situated within this popular residential area. The very pleasant setting of communal lawns and mature trees is a delight, whilst the town centre is within easy reach.**

**The accommodation comprises, entrance hall, living room, kitchen area, two bedrooms and bathroom with shower. The property benefits from gas fired central heating, double glazing and communal gardens and drying area.**

Partly glazed wooden entrance door leading to the:

**Entrance vestibule** Stairs to the first floor.

**Landing** Radiator, smoke alarm, built in airing cupboard, telephone point.

**Living Room 12'3 x 10'** Double glazed window to the front, radiator, t.v. aerial point, telephone point.

**Kitchen 8'4 x 7'** Re-fitted with a range of base and wall mounted cabinets with laminated worksurfaces and ceramic wall tiling. Built in 'Ignis' electric cooker and gas hob with extractor hood over, plumbing for washing machine, gas boiler, space for fridge, single drainer sink unit with mixer tap set. Double glazed window to rear.

**Bedroom One 11' x 10'2** Double glazed window to rear, radiator, built in wardrobe, access to loft space.

**Bedroom Two 14'5 x 7'4** Double glazed window to front, radiator.

**Bathroom** White suite comprising panelled bath with 'Mira' Shower over, wash hand basin, w.c. radiator, double glazed window to rear, medicine cabinet, ceramic wall tiling.

## **OUTSIDE**

**There are communal grounds and parking.**

22 07 19

## **DIRECTIONS**

From our Town Centre offices proceed along the High Street and continue up Greenhill at the bridge lights.

Greenhill Gardens is situated a few hundred meters up on the right hand side.

The property is under the Wychavon District Council.

### **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. No fees will be payable by the tenant apart from a holding deposit equal to one weeks rent. This will then be offset against the rent. However, this will be forfeited if the referencing checks are failed or the tenant changes their mind.
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 five weeks rent, 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 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.**