

Residential Property
Management and Lettings

Simon Vaux Rental



Evesham

£575 pcm

Available
Now



* A one bedroom riverside apartment * Living room * Fitted kitchen with appliances * Double bedroom * Bathroom * Views of river * Redecorated and new laminate throughout *

Simon Vaux Ltd.

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11 Vale House
Common Road
Evesham
WR11 4QY

This is a modern second floor apartment located within the development of Conduit Hill. It would be ideal for the professional tenant, who is looking for an easily maintained apartment. Close to the River Avon, it also has the added bonus of being within very easy reach of the town centre. Built to a good standard, the apartment which has just been redecorated throughout offers, communal entrance hall, private entrance hall, living room, fitted kitchen, double bedroom and bathroom. The property is complemented by double glazing, electric heating and allocated parking.

ACCOMMODATION:

Communal entrance hall with stairs to second floor.

Entrance Hall. Built in airing cupboard with storage. Heater, entry phone.

Living Room 14'3 x 10'5 (4.3m x 3.1m). Double glazed window, wall mounted heater, t.v. aerial point, satellite point, telephone point.

Kitchen 8'6 x 7'9 (2.6m x 2.3m). Fitted with a range of cabinets with work surfaces and wall tiling, stainless steel single drainer sink unit with mixer tap set. Built in 'Whirlpool' oven, and hob. Extractor hood over, built in 'Whirlpool' washer / dryer, built in fridge freezer. Double glazed window.

Double Bedroom 11'8 x 10'3 (3.5m x 3.1x). Double glazed window, t.v. aerial point, wall mounted heater, telephone point.

Bathroom. White suite comprising bath with shower over, low level w.c. pedestal wash hand basin, double glazed window, heated towel rail, shaver point.

OUTSIDE

There is allocated parking.

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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. 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.