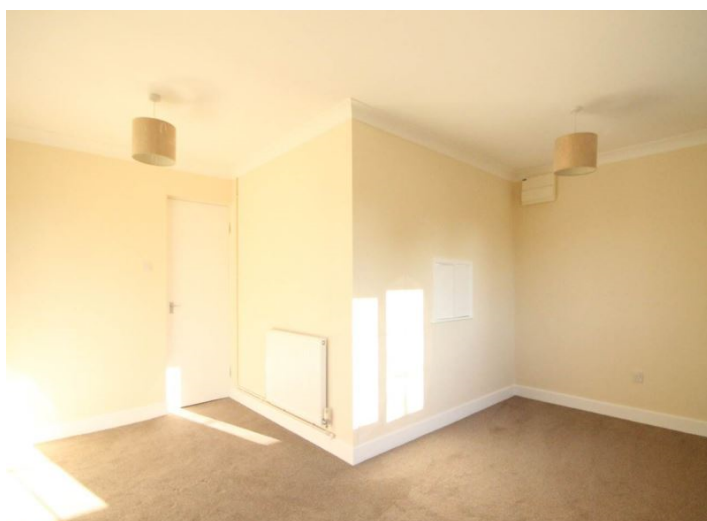


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**Johnsons**   
**PROPERTY CONSULTANTS**  
LETTINGS • SALES • MANAGEMENT



## Anvil House

, Worcester Road, Wyre Piddle, Pershore, WR10 2HR

**£825 per calendar month**

Fees apply

**2 Bedroom Flat / Apartment Available Now**

## Description

**\*\*DEPOSIT ALTERNATIVE AVAILABLE\*\***  
**\*\*RECENTLY REFURBISHED\*\***

A recently refurbished first floor two bedroom apartment, located in the sought after village of Wyre Piddle, Pershore. The property comprises a hallway, large living room diner which is flooded with natural light, a brand new contemporary kitchen with a range of fitted units, a brand new bathroom with white suite and shower over, utility room, large master bedroom and second double bedroom.

Outside, the property offers allocated parking and an outdoor drying/patio area. The property further benefits from UPVC double glazing and gas central heating throughout.

Available - Immediately.

No Smokers & No Pets.

EPC Rating - D (65).

Council Tax Band - B.

Broadband enquiries at the property concerning its availability and estimated strength and download speeds can be made with bt.com.

N.B - Any white goods left at the property are left on the understanding that the landlord is not obliged to either repair or replace, if they choose not to do so. Breakdowns must be reported to the agent.

### BEFORE YOU MOVE IN:

Referencing (identity, immigration and visa confirmation where necessary, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability).

In order to remove a property from marketing, we will charge a refundable Holding Deposit which will be equivalent to one weeks rent £190.38 and will be used as part of the first month's rent. The Holding Deposit will be returned within 15 days if the landlord or the agent decide not to take the tenancy forward, unless:

- a tenant does not have the right to rent property under the Immigration Act
- the tenant provides false or misleading information (ie failed referencing checks)
- the tenant decides not to enter into the agreement (changes their mind) or fails to take all reasonable steps to enter into a tenancy agreement

Independent redress provided by Property Redress Scheme.

Client Money Protection (CMP) provided by Propertymark.

## Tenancy Deposit

The tenancy deposit required for this property is £0

## How to Apply

Simply download an application form from our website for each applicant over the age of 18, complete, sign and return to the office.

Please also supply a suitable form of ID (driving licence or passport) and recent proof of address (less than 3 months old) i.e. utilities bill or phone/ bank statement.

Should you require a Guarantor, they will also need to complete a form.

Once we have discussed your application with the landlord, you will receive an email link to complete your full application online.

Goodlord are an external, professional referencing agency offering an independent, third party referencing service.

## Further Information

These particulars are meant for identification purposes only and do not form any part of an offer or contract. Johnsons Property Consultants have the right to change any of the details at any time. Any floorplans are for general identification only and are not necessarily to scale. Any white goods are left on the understanding that the landlord is not obliged to repair or replace. Breakdowns must be reported to the agent.

If you would like a copy of the full Energy Performance Certificate, please contact our office on 01386 761515 or email [evesham@johnsons-property.co.uk](mailto:evesham@johnsons-property.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

## Your Notes