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**Abbey Gate**  
, Evesham, WR11 4BQ

**£775 per calendar month**  
Fees apply

**1 Bedroom Flat / Apartment Available Now**

## Description

**\*\*DEPOSIT ALTERNATIVE AVAILABLE\*\***

A well presented ground floor apartment situated within a Grade 1 listed building in the Abbey Gate development, just outside Evesham town centre. The property overlooks the Almonry Museum, St Lawrence's Church and grounds and the Vale of Evesham.

The property comprises a large entrance hall with storage cupboard, open plan kitchen, dining and living space (kitchen with integrated washing machine and fridge freezer) and a large double bedroom with modern en-suite shower room. The property further benefits from allocated parking, beautifully presented communal gardens and electric heating throughout.

Available - end of September.

No smokers & no smokers.

EPC Rating - exempt.

Council Tax Band - A, payable to Wychavon District Council.

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 £178.00 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 £894

## 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.

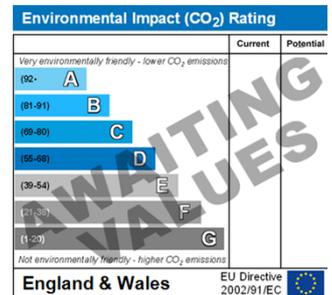
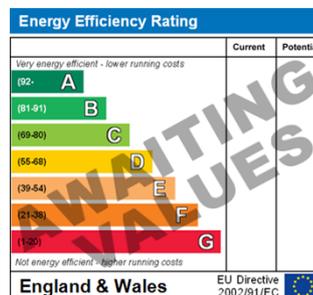
Once we have discussed your application with the landlord, you will receive an email link to complete your full application online.

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)



## Your Notes