



Hereford - 01432 274 300
Ross-on-wye - 01989 768 666
www.trivett-hicks.com

Estate Agents
Lettings
Management



£545 Per Calendar Month

Flat 7, 13 Market Place, Ross On Wye, Herefordshire, HR9 5NU

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A second floor apartment, with one bedroom. situated in Market Place Chambers conversion. The accommodation comprises of open plan living room and kitchen with an free standing fridge and freezer, washing machine, gas hob and electric oven. There is a fully fitted modern style bathroom with bath and shower. This flat benefits from gas central heating, double glazing and being located in the town centre.

SPECIAL CONDITIONS

To be advised

COUNCIL TAX

Band 'A' Amount Payable £1596.83 2024/25

LOCAL AUTHORITY

Herefordshire Council: 01432 260000

TO VIEW

To arrange a viewing you must complete our Registration Form. Viewings are strictly by arrangement with the Letting Agents TrivettHicks, 53 Broad Street, Ross-on-Wye. Tel: (01989) 768666.

DIRECTIONS

Pedestrians, from the office turn left up Broad Street. The entrance to the apartment is found to the left hand side of Costa Coffee.

N.B

None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective tenants satisfy themselves as to their condition, efficiency and suitability. All statements contained in these particulars as to this property are made without responsibility on the part of TrivettHicks, or the vendors or lessors. All measurements are approximate. We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them, and we will endeavour to verify such information.

IDENTIFICATION

In order for the referencing process to commence, formal Identification is required. All adults living in the property will be required to provide Trivett Hicks with at least one of the following accepted documents:

British/Irish Citizens - UK PASSPORT

Non British/Irish Citizens - Share Code and original Immigration Documents (passport, travel document, immigration status document endorsed by the Home Office confirming leave to remain in the UK). If you cannot use a share code and immigration documents you may be able to use other documents to prove your right to rent.

RESERVATION FEE & DEPOSIT

A refundable holding deposit of £100 (or less if this exceeds the value of one weeks rent) will be taken to hold the property during the reference process. Assuming the tenancy goes ahead the amount paid will be applied to either the first months rent or deposit. Your holding deposit will be retained if you decide not to rent the property, give wrong or misleading information or cannot pass a 'right to rent' immigration check.

A deposit of 5 weeks rent will be required prior to the tenancy commencing.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

