



BRITISH  
PROPERTY  
AWARDS

2022  
★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN ROSS-ON-WYE



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

£545 PCM



*Is That New? Dress It*  
QUALITY NEW HOUSES IN FASHION IT

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

A second floor, modern 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. The whole of the development benefit from gas central heating, double glazing and being located in the town centre.

**SPECIAL CONDITIONS**

To be advised

**COUNCIL TAX**

Band A Amount to be confirmed

**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.



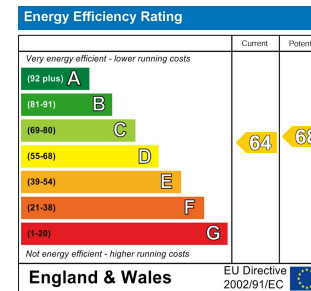
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Trivett Hicks (Ross-On-Wye) Office on 01989 768666 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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**RELAX,  
YOU ARE IN  
SAFE HANDS**



### Hereford

T 01432 274300

E hereford@trivett-hicks.com

10 St. Peters Street

Hereford

HR1 2LE

### Directors

Jason Hicks MNAEA

Jeremy Trivett

### TrivettHicks Ltd Registered Office

SME House, Unit 1, Holme Lacy Industrial Estate, Herefordshire HR2 6DR. Registered No 4380917

### Ross-on-Wye

T 01989 768666 F 01989 764185

E ross@trivett-hicks.com

53 Broad Street

Ross-on-Wye

HR9 7DY