



BRITISH
PROPERTY
AWARDS

2022

★★★★★

GOLD WINNER

ESTATE AGENT
IN ROSS-ON-WYE

2, Mill House Brookend Street, Ross On Wye,
Herefordshire, HR9 7EG

£825 Per Calendar



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A spacious and very well presented apartment in Ross town centre. This property consists of two good sized double bedrooms, shower room and a separate kitchen with integrated fridge, electric oven/hob and living room. The property also benefits from gas central heating.

Please note that we are completing viewings on this property from Monday 23rd June 2025.

COUNCIL TAX

Band 'A' £1596.83 2024/25

SPECIAL CONDITION

- No pets
- No housing benefit
- No smoking

LOCAL AUTHORITY

Herefordshire Council 01432 260000

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.

TO VIEW

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

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.

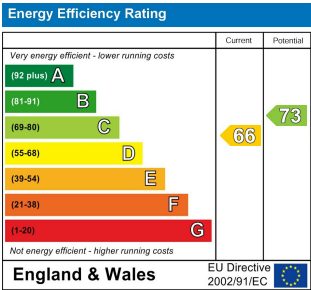
Floor Plan



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 firms 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**

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