



BRITISH
PROPERTY
AWARDS

2022



GOLD WINNER

ESTATE AGENT
IN ROSS-ON-WYE



10 Swan House, Ross-on-Wye, Herefordshire, HR9 7FY

£670 Per Calendar Month



10 Swan House, Ross-on-Wye, Herefordshire, HR9 7FY

Swan House is an attractive period building situated on the fringes of the town centre which was originally built in 1876, as a prominent hotel for the town, but has more recently been converted, in 2013, into 14 high quality apartments. The building offers lift access to the first and second floors and is just a few minutes walk from all the amenities of the town centre.

This property is a modern one bedroom apartment situated on the second floor, which benefits from traditional sash windows with secondary glazing and gas central heating. The accommodation comprises entrance hall, open plan lounge/kitchen with gas hob and electric oven, double bedroom and a fully fitted bathroom with shower-bath.

This property also benefits from a secure basement storage room, accessed internally, which is most useful for storage of additional items or outdoor equipment. Outside, to the rear, there is a communal paved courtyard for the use of all residents and access to the bicycle storage and communal bin store.

Available for viewings now.

SPECIAL CONDITIONS

No Housing Benefit

No Smokers

No Pets

No Children

Ideally suited for single occupancy

COUNCIL TAX

Council Tax Band 'A'

LOCAL AUTHORITY

Herefordshire Council 01432 260000

TO VIEW

Please contact us on 01989 768666 to arrange a viewing

DIRECTIONS

From the Market House in the centre of Ross town proceed along High Street, in the direction of Wilton. At the junction turn right into Edde Cross Street and the entrance to the property will be found on the right hand side.





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 the following accepted documents;

PASSPORT

NATIONAL IDENTITY CARD (current or expired) showing that you as the holder is a national of the EEA (European Economic Area) or Switzerland

REGISTRATION CERTIFICATE (current or expired) certifying or indicating permanent residence issued by the Home Office

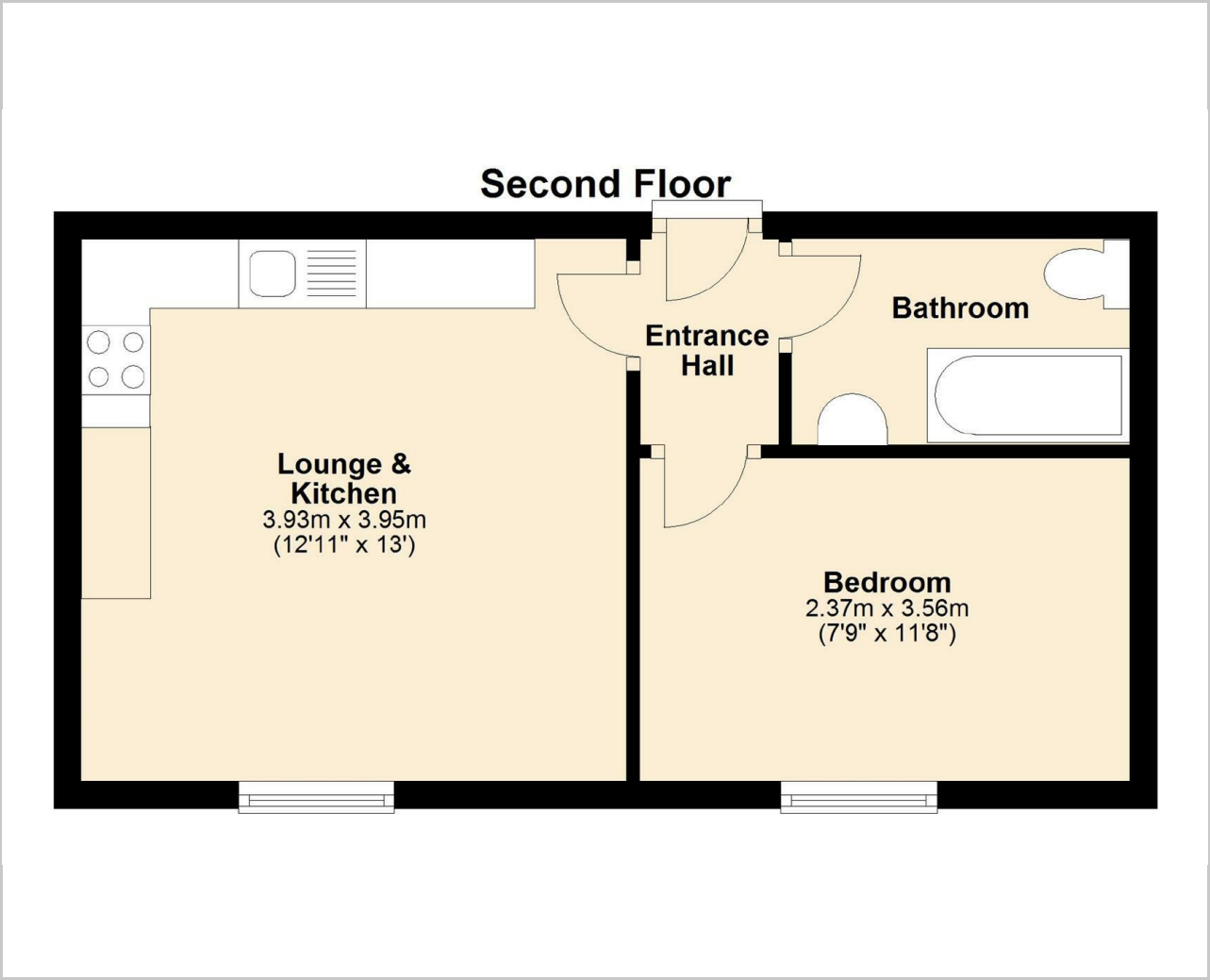
PERMANENT RESIDENCE CARD issued by the Home Office

BIOMETRIC IMMIGRATION DOCUMENT issued by the Home Office

N.B.

None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers 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

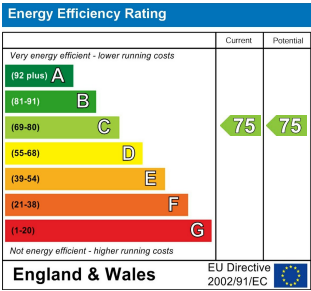
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

BRITISH PROPERTY AWARDS 2022

GOLD WINNER

ESTATE AGENT IN ROSS-ON-WYE

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