



Flat (EPC Rating: C)

**75A HOLME LACY ROAD, HEREFORD, HR2
6DF**

£650 Per month



1 Bedroom Flat located in Hereford

| First Floor Apartment | One Double Bedroom | Open Plan Kitchen Living Space | Integrated Fridge And Washing Machine | Bathroom | Long Term Let Subject To Referencing And Landlords Consent | EPC C |

The Property

A first floor flat with accommodation of entrance hallway, kitchen diner, one double bedroom and bathroom.

The entrance door opens into hallway with recessed electric trip switches, wall mounted entry system to communal front door, smoke alarm, panel radiator and wall mounted central heating controls.

Door through to the kitchen/diner/sitting area. To the kitchen area there is a selection of base and wall mounted cabinets, integrated fridge and washing machine, roll edge worksurfaces, four ring gas hob, integrated oven, stainless steel extractor fan over the hob, Worcester boiler, sink, splashback wall tiling and vinyl flooring.

To the dining/sitting area, there is a telephone point, TV aerial, panel radiator and Juliette balcony.

The bedroom is a double room with windows to rear and panel radiator. The bathroom offers WC, wash hand basin with storage cupboards below, panel enclosed bath with shower over and splashback glass screen to side, extractor fan, mirror, splashback wall tiling, Velux style window to roof and vinyl flooring.

To the rear of the apartment is allocated parking for one vehicle.

Affordability And Household Income

To qualify for the income requirements when applying for this property our referencing company require proof of a minimum household income of £19,500. Should a guarantor be required to support an application, an income of £23,400 would be required.

Services And Expenditure

Services - Mains electricity, drainage and water.
Mains gas central heating.

Council Tax - Band A

Broadband Connectivity - 8000Mbps Download.
8000Mbps Upload - Ultrafast - Source Ofcom

Tenancy Information And Permitted Payments

For information and payments in relation to the property please follow the Tenancy Information link. This can be found above or below the asked rent when visiting Rightmove, On The Market and Zoopla. If viewing on our own website this information can be found by selecting Tenant Guide from the To Let drop down menu.

Viewings

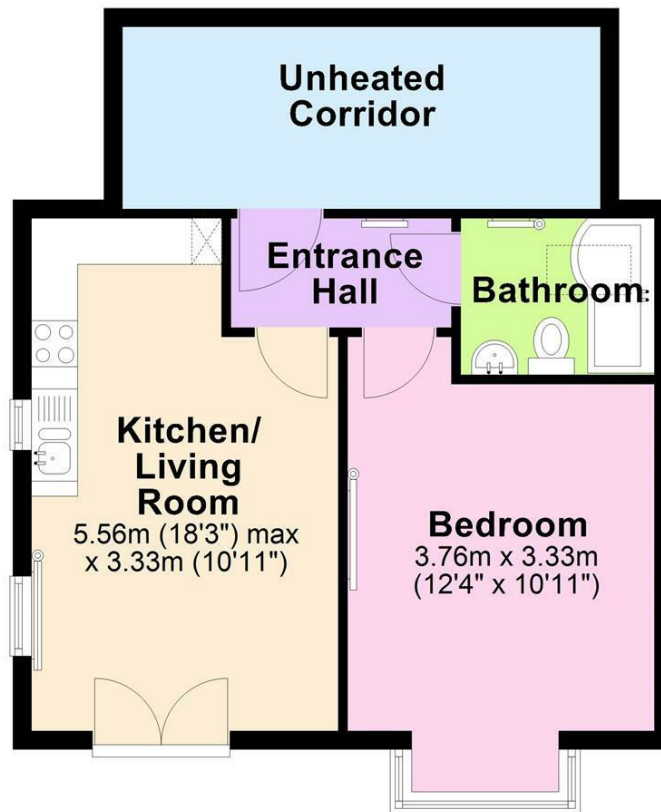
Viewings are strictly through the agent. To book a viewing please call our lettings department 01432 355455



FLINT AND COOK HEREFORD | 22 BROAD STREET, HEREFORD,
HEREFORDSHIRE, HR4 9AP

Ground Floor

Approx. 48.9 sq. metres (525.9 sq. feet)

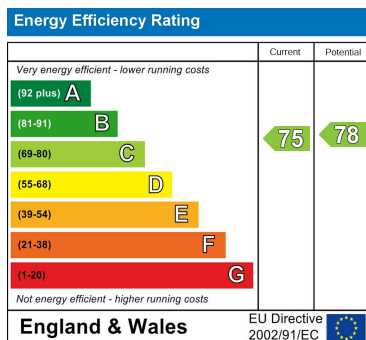


Total area: approx. 48.9 sq. metres (525.9 sq. feet)

Council Tax Band

A

Energy Performance Graph



Call us on

01432 355455

lettings@flintandcook.co.uk

<https://www.flintandcook.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.