



House (EPC Rating: D)

7 KINGS ACRE MEWS OVER ROSS STREET, ROSS-ON-WYE, HR9 7AS

£700 Per month



1 Bedroom House located in Ross-On-Wye

| 1 Bedroom | First Floor Apartment | Kitchen / Living Room| Low Maintenance Gardens | EPC D | Close To Town Centre | Available For Immediate Occupation Subject To Referencing |

The Property

The flat is accessed by the stairs leading up to the first floor. The front door opens up into the open plan living / kitchen room with double doors to a Juliet balcony with a further window, radiator, down lighters. The kitchen area is fitted with a range of oak style base and wall mounted units with work surfaces, tiled splash backs, sink unit, plumbing for dishwasher, space for a fridge, built in electric oven, 4 ring hob, extractor hood this then leads onto a hallway with the central heating programmer and window and on into the bedroom comprising a radiator and a window. Next to the bedroom is the bathroom with high quality fittings comprising a shower bath with mains over head and hand held fittings, glazed screen, mixer tap, wash hand basin with cupboards under, WC, ladder style radiator, wall mounted sensor touch mirror, cupboard housing the central heating boiler, down lighters extractor fan.

to the outside of the property there is a communal entrance with lockable storage shed and staircase leading to the front entrance with rubberised matting. Lower access via a gate to the enclosed private garden area with a patio, retaining wall and numerous shrubs. There is an adjoining public car park with season tickets available.

Directions

From Broad Street continue down to the Five Ways junction and proceed straight over where the property will be found on the right hand side, before the entrance to the car park.

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 £21,000. Should a guarantor be required to support an application, an income of £25,200 would be required.

Services And Expenditure

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

Council Tax - Band B

Broadband Connectivity - 1800Mbps Download. 220Mbps 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

First Floor

Approx. 34.1 sq. metres (367.4 sq. feet)



Total area: approx. 34.1 sq. metres (367.4 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

Council Tax Band

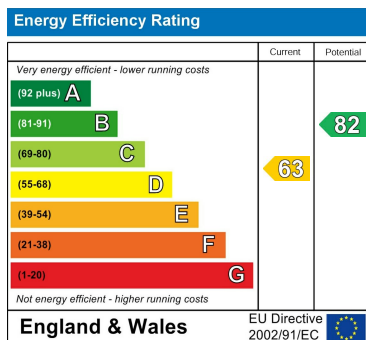
Call us on

01432 355455

Energy Performance Graph

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<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.

