



Flat (EPC Rating: C)

FLAT 5 MALVERN VILLAS 10 LEDBURY ROAD, HEREFORD, HR1 2SY

£595 Per Calendar Month



1 Bedroom Flat located in Hereford

| One Bedroom Flat | Central Location | Off Road Parking | Gas Central Heating | Tax Band A | EPC C | Long Term Let Available Subject To Referencing And Landlords Consent |

The Property

A one bedroom second floor apartment less than half a mile East of Hereford City Centre with double glazing, gas central heating and off road parking. The property is most suited to a single person.

The property is entered from a communal hallway and into the entrance hallway. Off the hall is the bedroom with the bathroom adjoining. Opposite the bedroom is the lounge / kitchen.

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 £17,850. Should a guarantor be required to support an application, an income of £21,500 would be required.

Services And Expenditure

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

Council Tax - Band A

Broadband Connectivity - 123Mbps Download. 123Mbps Upload - Ultrafast - Source Ofcom

Tenancy Information And Permitted Payments

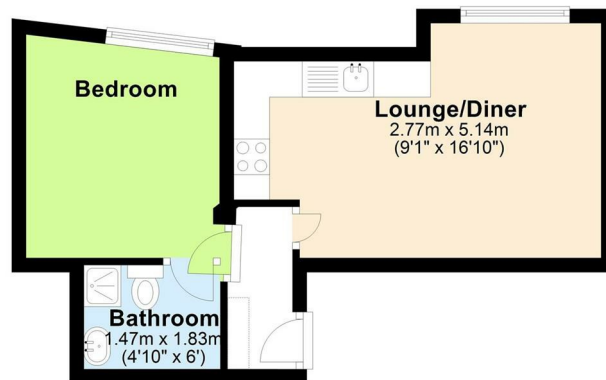
For information and payments in relation to the property please follow the Tenancy Information link. This can be found above or below the asked rent when visiting Rightmove, On The Market and Zoopla. If viewing on our own website this information can be found by selecting Tenant Guide from the To Let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

Viewings

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

Ground Floor

Approx. 28.9 sq. metres (311.4 sq. feet)



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

Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.