



Apartment (EPC Rating: B)

FLAT 3,CAIRNS COURT, 58 BODENHAM ROAD, HEREFORD, HR1 2TS

£835 Per Month



2 Bedroom Apartment located in Hereford

2 Bedrooms | First floor flat | Close to City Centre | Open plan Living / kitchen | Parking | Tax band B | Long Term Let Available Subject To Referencing And Landlords Consent | EPC B | Property Available Mid December

The Property

The property is accessed from the communal hall into the Entrance Hall with fitted carpet, intercom phone and useful store cupboard. A door from the Entrance Hall leads to the good sized open plan Living Room/Kitchen; a light room with large double glazed windows, laminate flooring and LED lighting. The kitchen area is well appointed with modern units, wood effect worktops and integrated oven with electric hob over.

The Entrance Hall gives further access to Bedroom 1 with window, fitted carpet and useful storage cupboard. Bedroom 2 also with window and fitted carpet. The Shower Room with window, laminate flooring, cubicle with mixer shower, WC, and vanity wash hand basin with drawers beneath.

Outside the apartment has the added benefit of a communal parking space.

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 £25,050. Should a guarantor be required to support an application, an income of £30,060 would be required.

Services And Expenditure

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

Council Tax - Band A

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 LETTINGS | 22 BROAD STREET, HEREFORD,
HEREFORDSHIRE, HR4 9AP

First Floor

Approx. 59.4 sq. metres (639.4 sq. feet)

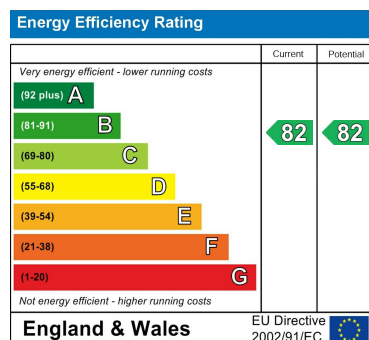


Total area: approx. 59.4 sq. metres (639.4 sq. feet)

Council Tax Band

B

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.