



82 Nicholson Court, Hereford, HR4 9TD

£625 PCM

jackson  
property



- 1-Bedroom
- Top Floor
- Off-Road Parking Available
- EPC E

### The Property

Situated within the Bobblestock area this third floor apartment offers an entrance hallway with useful storage cupboard, airing cupboard and carpeted flooring. The sitting room offers a good space for furnishings with window to side and views over the surrounding area. There is also a television and telephone point. The kitchen offering a selection of base and wall mounted cabinets, worksurfaces, sink, space for electric cooker, space and plumbing for washing machine and vinyl flooring. The bedroom is a double room with with window to side and wood effect laminate flooring. There is a shower room offering shower cubicle with electric shower, pedestal wash hand basin and close coupled WC. Outside the building is surrounded by communal gardens along with washing lines available for use. and allocated parking.

### Household Income & Affordability Lettings

To successfully pass an income reference our appointed reference company requires a minimum household income of £18,750. Should a guarantor be required to support an application, an income of £22,500 would be required

### Services & Expenditure Lettings

Services Connected: Mains electric and water

Council Tax Band: Band A

Broadband availability: Superfast - download speed 163 mbps upload speed 22 mbps

### Viewings Lettings

Strictly by appointment. Please contact the agents on 01568 610600 option 1

To access 82, Nicholson Court you will need to turn into Doncaster Avenue, Bobblestock and proceed round the left hand bend into the parking area where you will see the property in front of you.

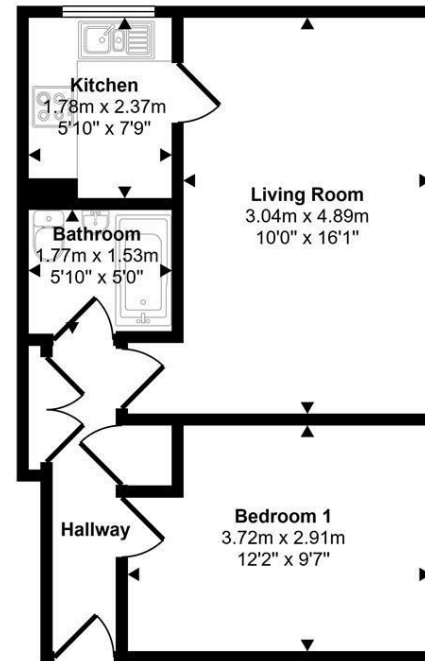
### Tenancy Information Portal Link Lettings

For information relating to the tenancy agreement for the listed property, please review the "Tenancy Information" link found beneath the asked rent. If viewing on our own website, this information can be found at the foot of the page titled "Additional Costs".





Approx Gross Internal Area  
39 sq m / 417 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.