



Apartment (EPC Rating: B)

APARTMENT 2, ALBAN COURT 7C EAST STREET, HEREFORD, HR1 2LW

£775 Per Calendar Month



1 Bedroom Apartment located in Hereford

First Floor Flat | 1 Bedroom | Shower Room | Kitchen / Living Room | Gas Central Heating | Close To City Centre | EPC Rating B | Council Tax Band A | Available For Occupation End Of September And Landlord Consent |

The Property

The apartment is accessed via a communal hallway to the front door, leading to the apartment Entrance Hall with window to side creating ample light where there is a useful store cupboard housing the gas fired central heating boiler.

Off the Entrance Hall is a Shower Room with window to side, WC, wash hand basin and walk in shower cubicle with mixer shower and rainfall attachment overhead. There is a spacious double Bedroom with fitted carpet and window to side. A further door leads to the spacious Open Plan Kitchen/Living Room, with a well appointed kitchen with integrated appliances such as fridge freezer, oven and electric hob.

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 £23,850. Should a guarantor be required to support an application, an income of £28,620 would be required.

Services and Expenditure

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

Council Tax - Band A

Broadband Connectivity - 80 Mbps Download. 20 Mbps Upload - Superfast - 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.

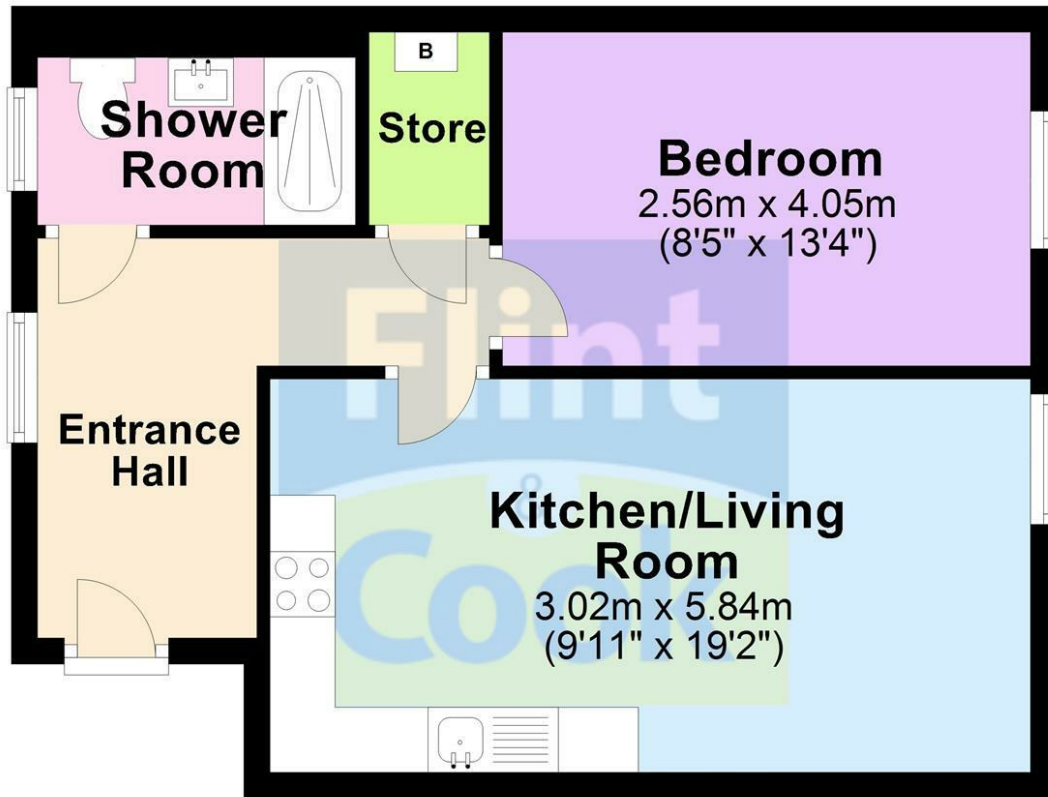
Viewings

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



Ground Floor

Approx. 41.4 sq. metres (446.1 sq. feet)

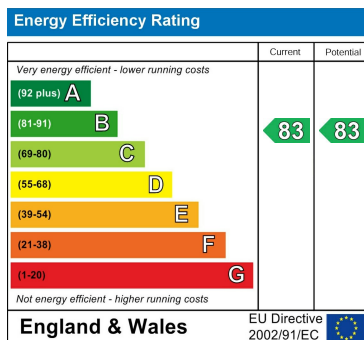


Total area: approx. 41.4 sq. metres (446.1 sq. feet)

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.