



Flat (EPC Rating: F)

**FLAT, KINGS ACRE HALT GARAGE KINGS
ACRE ROAD, HEREFORD, HR4 0SD**

£725 Per Calendar Month



1 Bedroom Flat located in Hereford

| One Bedroom Maisonette | Kitchen | First Floor Sitting Room And Bedroom | Shower Room | Allocated Parking For One Vehicle | EPC Rating Exempt | Long Term Let Available Subject To Referencing And Landlords Approval | Available For Occupation From August 1st 2026 |

The Property

A maisonette apartment set on the Western fringes of the City with accommodation of entrance hallway, kitchen with electric cooker, washing machine and undercounter fridge/freezer, inner hallway, first floor landing, sitting room, bedroom and shower room. There is allocated parking for one vehicle.

The entrance door opens into hallway/utility area with window to rear, base cupboards, work surface, panel radiator, fire alarm control panel and vinyl flooring.

Through to the kitchen, having a selection of base and wall mounted cabinets, sink, appliances to include a freestanding electric cooker, washing machine, fridge freezer, splashback wall tiling, window to side and vinyl flooring.

Off the kitchen is a rear and side hallway with wall mounted coat hooks, understairs storage cupboard, panel radiator, wall mounted trips switches and meters and staircase rising to first floor landing area.

Upstairs there is a sitting room and double bedroom along with a shower room with fittings to include WC, pedestal wash hand basin, storage cupboard housing boiler, wall mounted cabinet and corner shower unit.

Outside there is allocated parking for one vehicle.

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 £21,750. Should a guarantor be required to support an application, an income of £26,100 would be required.

Services And Expenditure

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

Council Tax - Band A

Broadband Connectivity - 1800Mbps Download.
1000Mbps 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

Ground Floor
Approx. 22.0 sq. metres (237.1 sq. feet)



First Floor
Approx. 34.4 sq. metres (370.1 sq. feet)

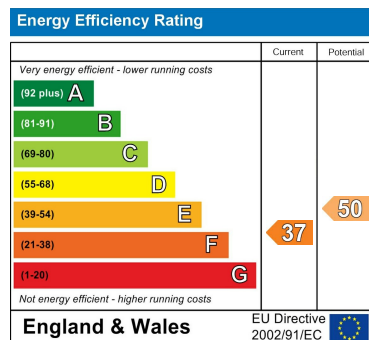


Total area: approx. 56.4 sq. metres (607.2 sq. feet)

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.