



Flat (EPC Rating:)

BASEMENT FLAT, GREYTREE LODGE SECOND AVENUE, GREYTREE, ROSS-ON-WYE, HR9 7HT

£595 Per Calendar Month



1 Bedroom Flat located in Ross-On-Wye

| Basement Flat | One Bedroom | Open Plan Living / Kitchen | Shower Room |
Council Tax Band A | Available For Immediate Occupation Subject To Referencing
And Landlords Consent |

The Property

With steps leading down to the entrance area for the Basement Flat with UPVc entrance door leading into the with wood effect flooring throughout, fitted white high gloss base units with work surface space over, sink and drainer unit, four ring electric hob with oven below, under counter space for washing machine and space for freestanding fridge/freezer, useful space for a breakfast bar, ceiling light point, three wall lights to the living area with double glazed window, electric heater and wall mounted fuse box. A door then leads into the with wood effect flooring, two wall lights, fitted shelving to the recess, double glazed window, ample room for wardrobes and door leading into the with large walk in shower, tiled surround and electric shower head over, low flush w/c, pedestal wash hand basin, tiled floor, chrome heated towel rail, ceiling light point, extractor and feature character bread oven. The property benefits from one off road parking space.

Directions

From Broad Street, continue to the first mini roundabout and take the first exit. At the second mini roundabout, take the first exit onto Greytree Road. Follow this road under the bridge, then bear right into Greytree. Continue up the hill and turn left into Second Avenue — the property will be found a short distance along on the left-hand side.

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 £21,420 would be required.

Services And Expenditure

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

Hereford County Council - Tax - Band A

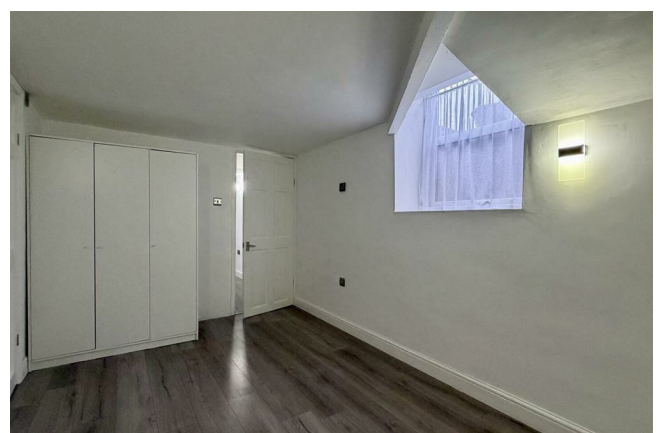
Broadband Connectivity - 1800Mbps Download.
220Mbps Upload - Ultrafast - Source Ofcom

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.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.



FLINT AND COOK HEREFORD LETTINGS | 22 BROAD STREET, HEREFORD,
HEREFORDSHIRE, HR4 9AP

Ground Floor

Approx. 38.6 sq. metres (415.0 sq. feet)



Total area: approx. 38.6 sq. metres (415.0 sq. feet)

Council Tax Band

A

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.