



Apartment (EPC Rating: B)

FLAT 5, 102 EAST STREET, HEREFORD, HR1 2LW

£1,350 Per Calendar Month



2 Bedroom Apartment located in Hereford

| Convenient City Position With A Range Of Amenities Nearby | Spacious And Very Well Presented Throughout | Two Bedroom Apartment | Open Plan Kitchen/Sitting Room | Kitchen To Include All Built In Appliances (Fridge/Freezer, Dishwasher, Washing Machine, Oven) | Ensuite Facilities | Unique Balcony/Terrace | EPC Rating B | Available For Immediate Occupation Subject To Referencing And Landlord's Consent |



The Property

This beautifully presented first floor apartment is situated within a historic part of the City in East Street. East Street is conveniently positioned with a range of amenities nearby to include the pretty shopping area of Church Street occupied by a selection of independent traders and in turn leads through to the grounds occupying Hereford Cathedral and school. The City's High Street can also be found nearby for a full compliment of services and retail opportunities along with various eateries.

The communal entrance door opens into a large reception hallway with access out to the rear shared gardens and staircase rising to the first-floor landing where number 5 can be located.

The apartment's entrance door opens into a hallway

with ceiling coving, wall mounted central heating controls, wall mounted thermostat, storage cupboard and wooden flooring. The property benefits from underfloor heating throughout

The apartment offers two bedrooms with the main bedroom being very generous in size having sash window to front along with substantial built-in storage, downlighters and wooden flooring. There is also an ensuite with wall mounted wash hand basin with monobloc tap, close coupled WC, generous glass panelled shower cubicle, extractor fan, wall mounted heated towel rail and tiled flooring.

The second bedroom is a double room with sash window to front, ceiling coving, built in storage and wooden flooring.



The main bathroom can be found opposite the second bedroom which has a suite to include close couple WC, wall mounted wash hand basin with storage below, panel enclosed bath with shower over and separate shower attachment, wall mounted heated towel rail, extractor fan, ceiling coving, window to rear and tiled flooring.

One of the main features of the apartment is the open plan kitchen / sitting room. The kitchen offers a selection of modern base and wall mounted cabinets, display shelves, granite worksurfaces, integrated dishwasher, fridge and freezer and washing machine for convenience. There is also a 4-ring gas hob with extractor fan over, electric oven, downlighters, wall mounted shelving, ceiling coving and wooden flooring.

The sitting room area offers a lovely open plan arrangement with space for furnishings, decorative fireplace with surround, downlighters and wooden flooring. The room has a nice flow leading to the rear of the sitting room where a large sash window lifts to allow access out onto the balcony/terrace. This area is a unique feature to the apartment with lovely elevated views towards the Cathedral and over the communal garden. The space is large enough to function as an outdoor lounge and dining area providing a most pleasant environment for sitting out of an evening.

While the building does not have private parking

facilities there are parking opportunities nearby via the local authority or private car park management.

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 £40,200.00. Should a guarantor be required to support an application, an income of £48,600.00 would be required.

Services And Expenditure

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

Hereford County Council - Tax - Band D

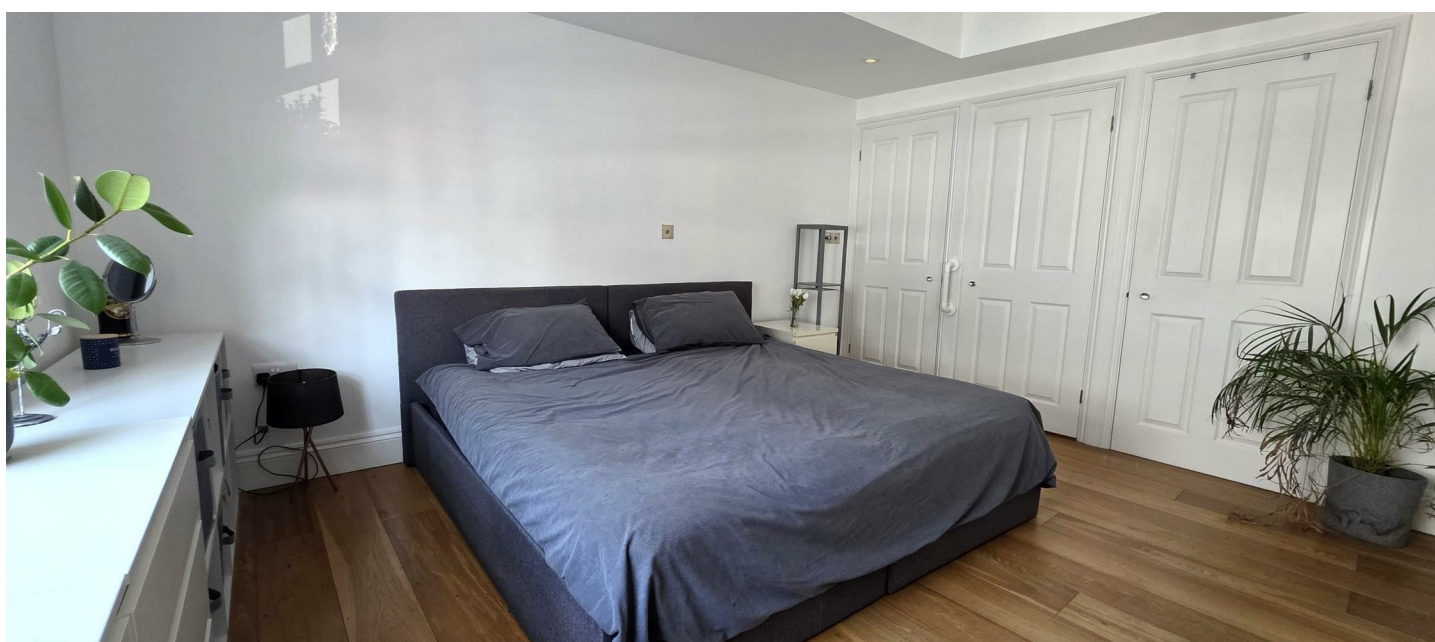
Broadband Connectivity - 80Mbps Download. 20Mbps Upload - Ultrafast - Source Ofcom

Tenancy Information And Permitted Payments

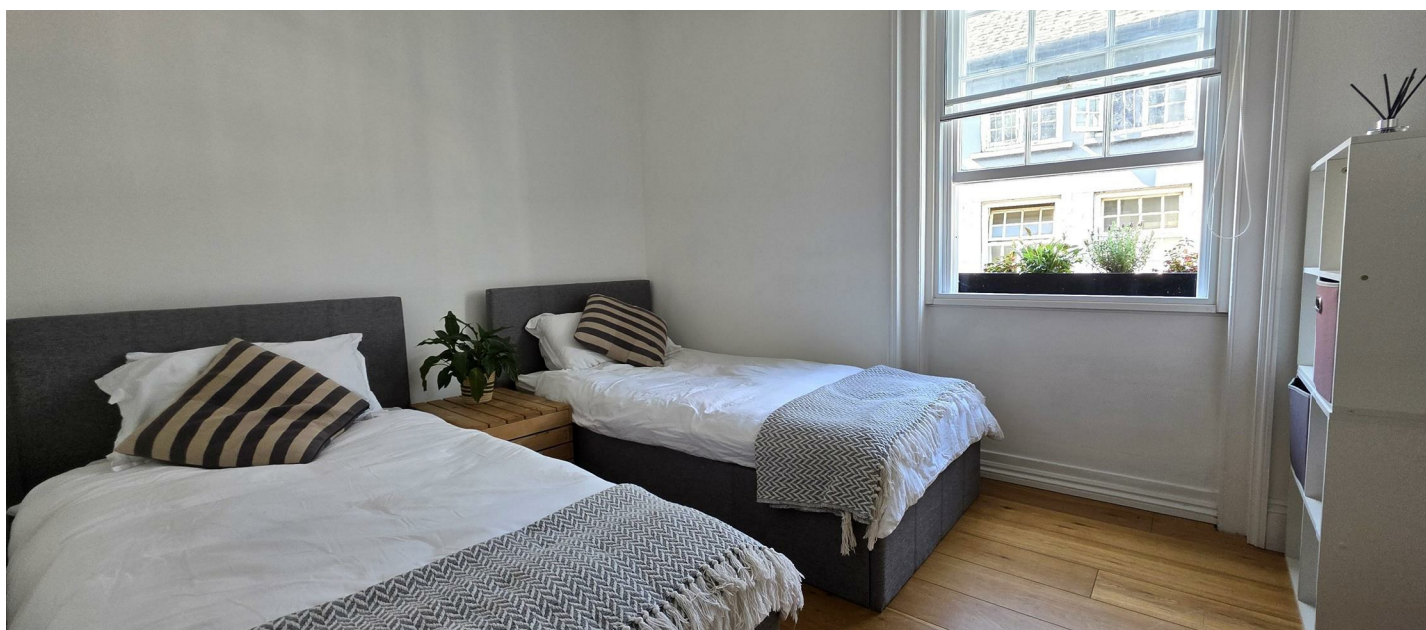
For information and payments in relation to the property please follow the Tenancy Information link. This can be found above or below the asked rent when visiting Rightmove, On The Market and Zoopla. If viewing on our own website this information can be found by selecting Tenant Guide from the To Let drop down menu.

Viewings

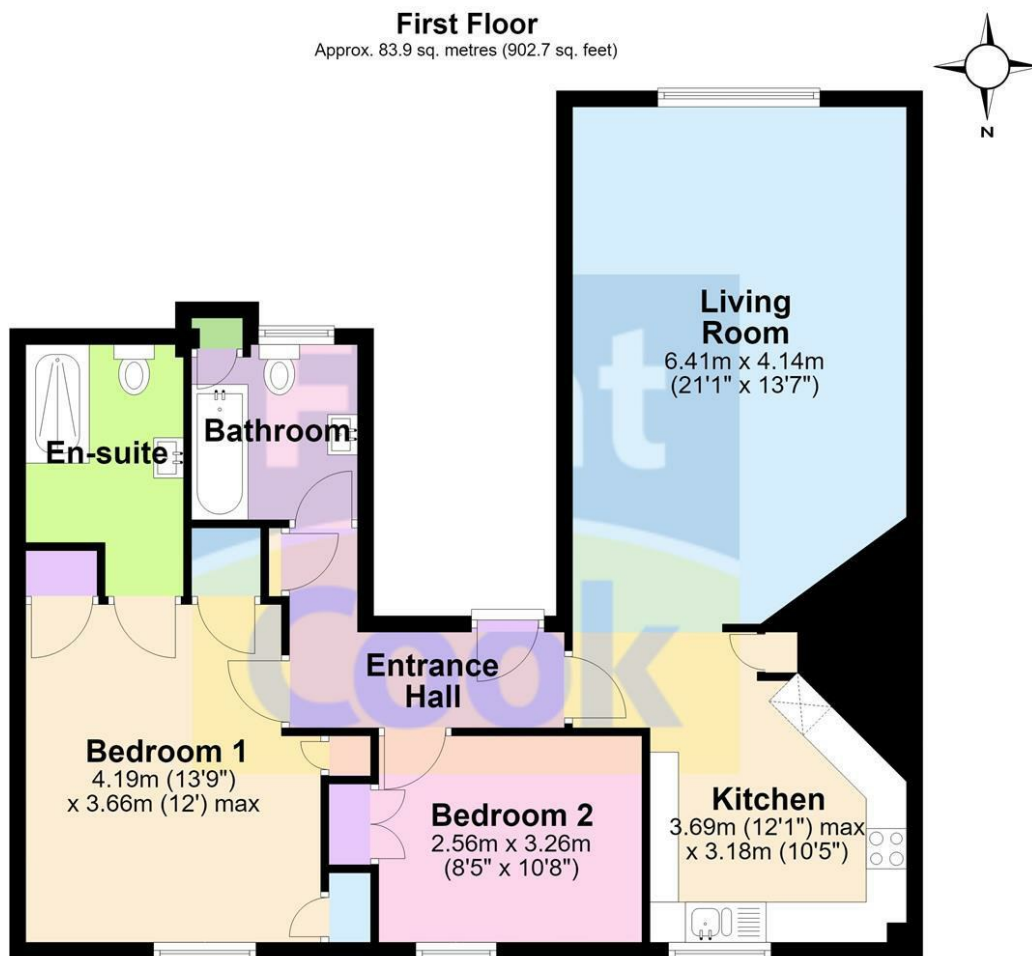
In order to request a viewing we ask that all applicants complete our Pre-Qualifying application through our referencing and tenancy platform Goodlord.



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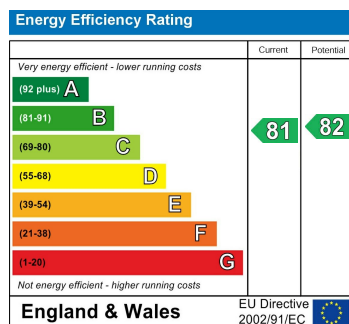


Total area: approx. 83.9 sq. metres (902.7 sq. feet)

Council Tax Band

D

Energy Performance Graph



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<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.

