



Apartment (EPC Rating: C)

**73A HOLME LACY ROAD, HEREFORD, HR2 6DF**  
**£695 Per Calendar Month**



# 1 Bedroom Apartment located in Hereford

| Ground Floor Apartment | One Double Bedroom | Open Plan Kitchen Living Space | Integrated Fridge | Bathroom | Long Term Let Subject To Referencing And Landlords Consent | Allocated Parking For One Vehicle | Courtyard Garden | EPC C |

## The Property

From the communal hallway the apartment's entrance door opens into a hallway with recessed trip switches, wall mounted telephone entry system, wall mounted thermostat, smoke alarm and doors off. Door through to open plan kitchen /sitting room.

To the kitchen area, there is a selection of base and wall mounted cabinets, sink, 4 ring gas hob, integrated oven, extractor hood, integrated fridge, space and plumbing for washing machine, Worcester boiler and vinyl flooring.

To the sitting area is double doors leading out to the garden, window to side, TV aerial, panel radiator and fitted carpets.

The apartment offers one bedroom, which is a double room with windows to rear, telephone point and panel radiator.

The bathroom offers a pedestal wash handbasin with separate hot and cold taps, splashback wall tiling over sink, wall mounted mirror, light with shave point, WC, panel enclosed bath with shower over, extractor fan, panel radiator and vinyl flooring.

Outside there is allocated parking for one vehicle along with private courtyard garden which is fully gravelled and garden store.

## 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 £20,850.00. Should a guarantor be required to support an application, an income of £25,020.00 would be required.

## Services And Expenditure

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

Council Tax - Band A

Broadband Connectivity - 8000Mbps Download. 8000Mbps Upload - Ultrafast - Source Ofcom

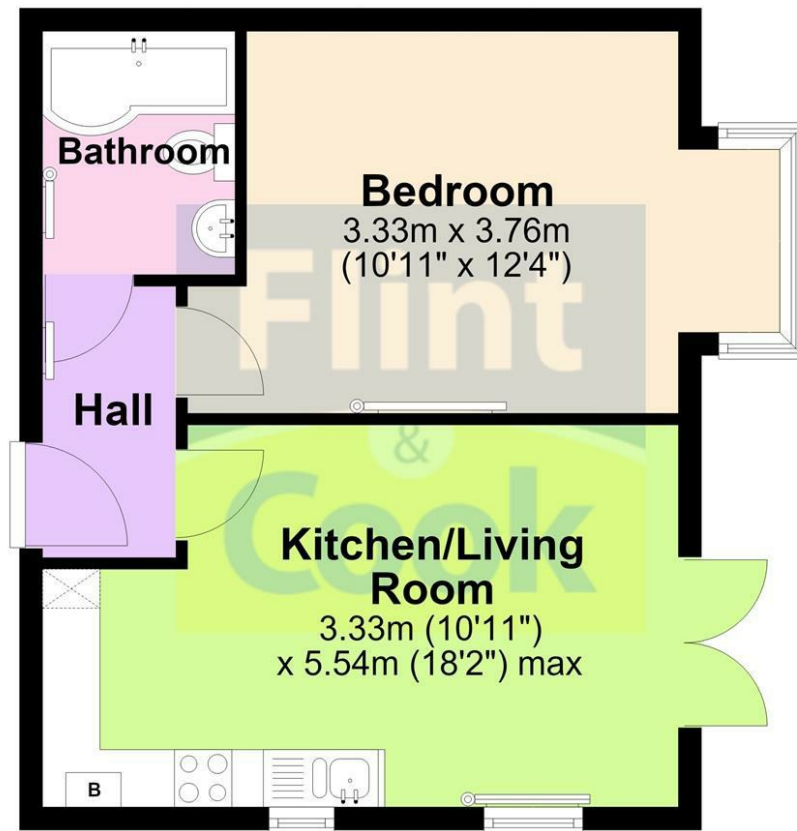
## Viewings

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



## Ground Floor

Approx. 38.8 sq. metres (417.5 sq. feet)

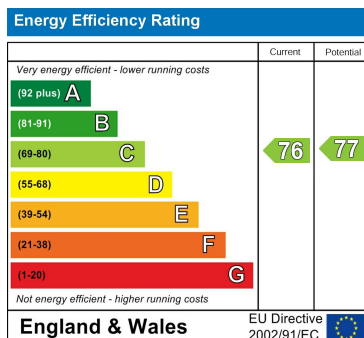


Total area: approx. 38.8 sq. metres (417.5 sq. feet)

Council Tax Band

**A**

Energy Performance Graph



Call us on

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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.

