



Apartment (EPC Rating: C)

30 WYE WAY, HEREFORD, HR1 2NP

£900 Per Calendar Month



2 Bedroom Apartment located in Hereford

* THIS PROPERTY IS NOW LET AGREED* Please Do Contact Our Office With Your Search Criteria And Our Team Will Be Happy To Advise Of Any Other Available Property *

The Property

A first floor apartment with accommodation of entrance hallway, open plan kitchen/sitting room, two bedrooms and a bathroom. The apartment is located within the popular Wye Way building overlooking the river.

The entrance door opens into a hallway with doors off and storage cupboard housing hot water tank. The open plan kitchen/ sitting room has sash style windows with secondary glazing to side with views over the grounds and towards the river. The sitting room area has space for furnishings tv point, telephone point and wall mounted panel heater. The kitchen offers a selection of base and wall mounted cabinets, sink, 4x ring electric hob and integrated appliances to include electric oven, fridge and freezer unit, microwave and washing machine. There is also splashback wall tiling, extractor fan and vinyl flooring.

There are two good sized bedrooms a bathroom offering a panelling enclosed bath with shower over, WC, pedestal wash hand basin, wall mounted heated towel rail, shave point, splashback wall tiling, vinyl flooring and extractor fan.

Outside tenants can enjoy the communal gardens and river outlooks. There is also one allocated parking space available with the apartment.

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 £27,000.00 Should a guarantor be required to support an application, an income of £32,400.00 would be required.

Services And Expenditure

Services - Mains electricity, drainage and water. Wall mounted panel heaters.

Hereford County Council - Tax - Band C

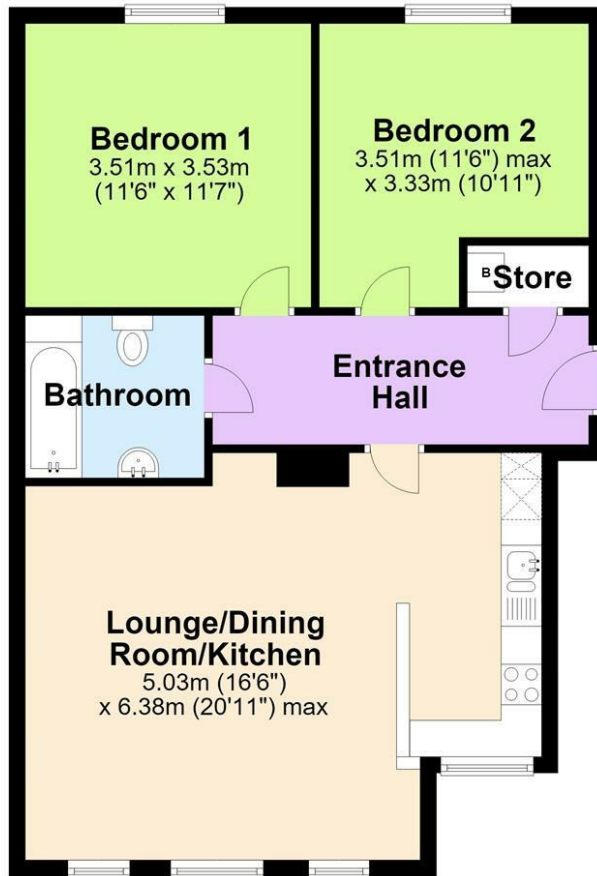
Broadband Connectivity - 8000Mbps Download.
8000Mbps Upload - Ultrafast - Source Ofcom



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First Floor

Approx. 67.0 sq. metres (720.8 sq. feet)

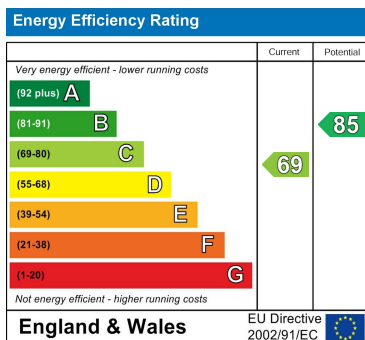


Total area: approx. 67.0 sq. metres (720.8 sq. feet)

Council Tax Band

C

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.

