

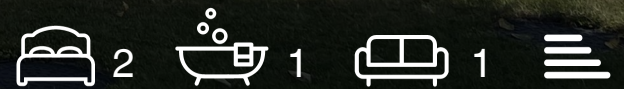


Trivett Hicks



5 Green Orchard Court, Ryefield Road, Ross-On-Wye,  
Herefordshire, HR9 5DD

£895 Per Month



## 5 Green Orchard Court, Ryefield Road, Ross-On-Wye, Herefordshire, HR9 5DD

A delightful two bedroom apartment located in Green Orchard Court, Ross on Wye.

The property benefits from a good-sized lounge that boasts a lovely Juliette balcony, allowing natural light to flood the room. The modern kitchen is equipped with appliances, including a fitted dishwasher and a fridge and freezer.. There is a separate modern bathroom with bath and shower

Situated in a peaceful area, this apartment provides easy access to local amenities and the picturesque surroundings of Ross-On-Wye. There is a dedicated parking space with this property and the added benefit of a gated community.

### Holding fee & Deposit

A refundable holding deposit of £100 (or less if this exceeds the value of one weeks rent) will be taken to hold the property during the reference process. Assuming the tenancy goes ahead the amount paid will be applied to either the first months rent or deposit. Your holding deposit will be retained if you decide not to rent the property, give wrong or misleading information or cannot pass a 'right to rent' immigration check.

A deposit of 5 weeks rent will be required prior to the tenancy commencing.

### IDENTIFICATION

In order for the referencing process to commence, formal Identification is required. All adults living in the property will be required to provide Trivett Hicks with at least one of the following accepted documents:

British/Irish Citizens - UK PASSPORT

Non British/Irish Citizens - Share Code and original Immigration Documents (passport, travel document, immigration status document endorsed by the Home Office confirming leave to remain in the UK). If you cannot use a share code and immigration documents you may be able to use other documents to prove your right to rent.

### LOCAL AUTHORITY & CHARGES

Herefordshire Council, 01432 260000.





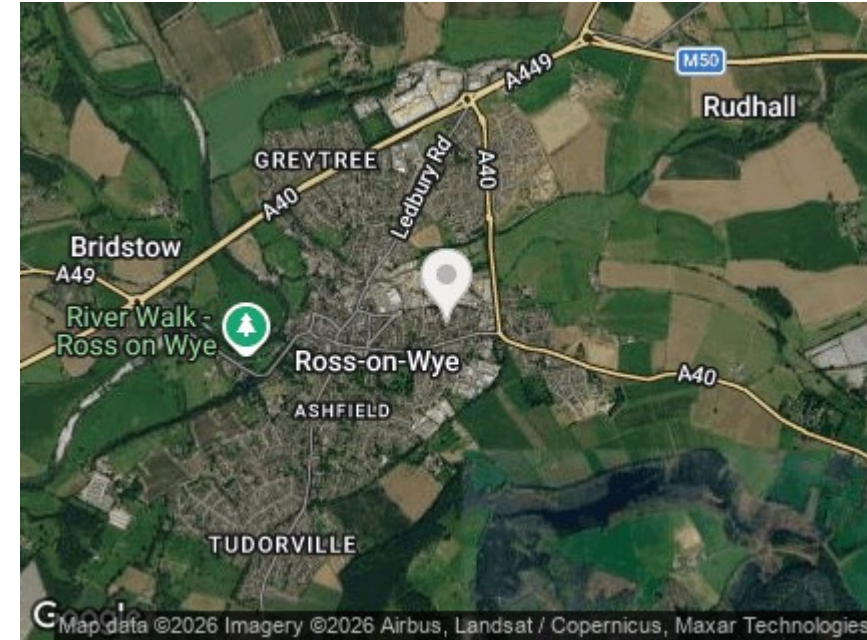
**SERVICES**  
Mains water, electricity, gas and drainage are believed to be connected to the property.

**VIEWING ARRANGEMENTS**  
Strictly by arrangement with the Letting Agents, Trivett Hicks, 53 Broad Street, Ross-on-Wye. Tel: (01989) 768666.

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Viewing

Please contact our Trivett Hicks (Ross-On-Wye) Office on 01989 768666 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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