



Flat (EPC Rating: E)

**FLAT 2 2 EIGN ROAD, HEREFORD, HR1
2RY**

£850 Per Month



2 Bedroom Flat located in Hereford

| 2 Bedrooms | First floor flat | Close to City Centre | Open plan Living / kitchen | Tax band A | Available Subject To Referencing And Landlords Consent | EPC B

Full Description

Situated in the sought after residential location of st James just a short walk from Hereford city centre, a two double bedroom duplex flat available for occupation immediately.

Accessed across a small private courtyard for flat 2, an entrance door leads into the entrance hall area with carpeted stairs leading to the first floor landing where you have access to the two double bedrooms, both with fitted carpet, feature fireplaces and double glazed windows, the bathroom is also accessed from the landing area and comprises a three piece suite with shower over bath, pedestal wash hand basin and low flush w/c. Stairs lead from the first floor to the second floor where there is an open plan living area with exposed floorboards, fitted kitchen with ample base units, sink and drainer unit, four ring electric hob and oven.

The property benefits from on street permit parking.

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 £25,500. Should a guarantor be required to support an application, an income of £30,600 would be required.

Services And Expenditure

Services - Mains electricity, drainage and water.

Council Tax - Band A

Broadband Connectivity - 8000Mbps Download.
8000Mbps 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.

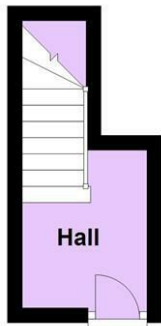
Viewings

Viewings are strictly through the agent. To book a viewing please call our lettings department 01432 355455



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

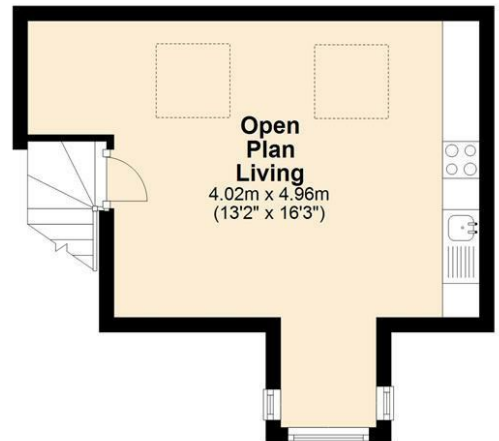
Ground Floor
Approx. 5.1 sq. metres (55.4 sq. feet)



First Floor
Approx. 46.2 sq. metres (497.4 sq. feet)



Second Floor
Approx. 23.7 sq. metres (254.8 sq. feet)

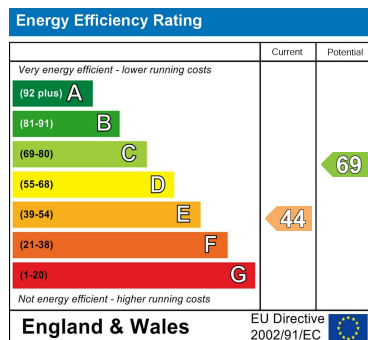


Total area: approx. 75.0 sq. metres (807.6 sq. feet)

Council Tax Band

A

Energy Performance Graph



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.