

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



82a The Homend, Ledbury, HR8 1BX

£625 pcm

A first floor flat situated in Ledbury Town Centre within easy reach of the town amenities. The property comprises: Entrance Hall, open plan Dining Room / Kitchen, sitting room with open fireplace, Master bedroom with separate shower room. Gas central heating. No Parking or garden. Available November/December. Contact Ledbury Office.

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1



Regulated by

RICS

01531 634648

Ledbury Office
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3-7 New Street, Ledbury, Herefordshire, HR8 2DX

Offices also at Malvern, Upton, Colwall, Ross-on-Wye Office & London



Deposit: £721.15

Description

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Energy Performance Certificate

The EPC rating for this property is 'E'

Council Tax Band

'A'

Viewing

By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)





Holding Fee & Deposit

Before the tenancy starts (payable to John Goodwin 'the Agent')

Holding Deposit: 1 week's rent which equates to £144.23

This is to reserve a property. Please note: This will be withheld if any relevant person (including guarantors(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Deposit: 5 weeks' rent which equates to £721.15

This covers damages or defaults on the part of the tenant during the tenancy.

Right to Rent

Under the Immigration Act 2014, landlords and Agents are required to carry out immigration checks on all adult occupiers.

Acceptable documents that a tenant can use to demonstrate their identity and Right to Rent are dependent on their nationality.

Options for British & Irish citizens are:

A British passport (current or expired)

An Irish passport or passport card (current or expired)

A certificate of naturalisation or registration as a British citizen