





Flat (EPC Rating: C)

FLAT 5 MALVERN VILLAS 10 LEDBURY ROAD, HEREFORD, HR1 2SY

£595 Per Calendar Month

Flint & Cook

1 1 1 C

1 Bedroom Flat located in Hereford

| One Bedroom Flat | Central Location | Off Road Parking | Gas Central Heating | Tax Band A | EPC C | Long Term Let Available Subject To Referencing And Landlords Consent | Tenancy start date TBC

The Property

A one bedroom second floor apartment less than half a mile East of Hereford City Centre with double glazing, gas central heating and off road parking. The property is most suited to a single person.

The property is entered from a communal hallway and into the entrance hallway. Off the hall is the bedroom with the bathroom adjoining. Opposite the bedroom is the lounge / kitchen.

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 £17,850. Should a guarantor be required to support an application, an income of £21,500 would be required.

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.

Services And Expenditure

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

Hereford County Council
Tax - Band A

Broadband Connectivity Guide For The Postcode Area - Source - Ofcom
8000Mbps Download. 8000Mbps Upload - Ultrafast

Mobile Phone Coverage Guide For The Postcode Area - Source Ofcom
Please see media gallery (last entry).

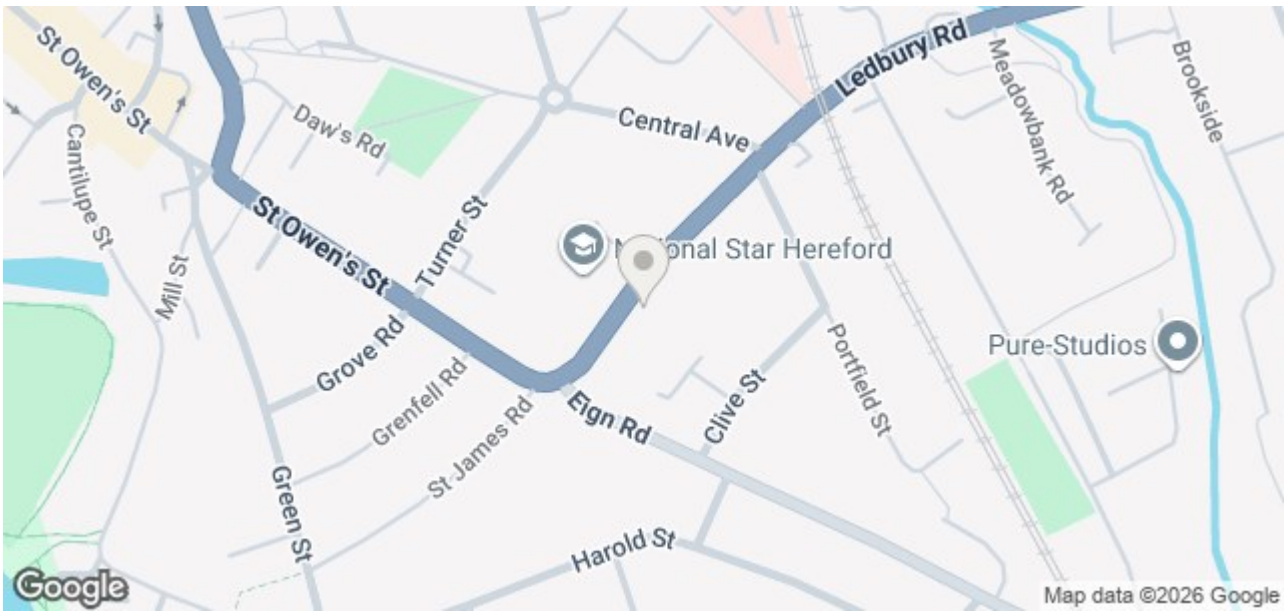
Property Redress Scheme & Client Money Protection

Flint And Cook Ltd belong to the Property Redress Scheme. The PRS contact information is as follows The Property Redress Scheme (PRS) Premiere House 1st Floor Elstree Way Borehamwood, Hertfordshire, WD6 1JH. Telephone Number 0333 321 9418 E: info@theprs.co.uk Our scheme number is PRS013108.

Flint And Cook are members of Propertymark and our Client Money Protection is authorised and provided by them.

Viewings

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



Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

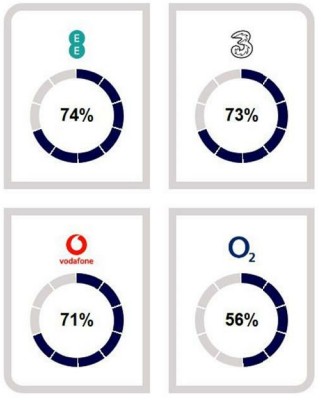
EE		Good outdoor and in-home +
O2		Good outdoor +
3		Good outdoor, variable in-home +
vodafone		Good outdoor, variable in-home +

If you're struggling to make phone calls indoors, consider using Wi-Fi calling, where your mobile phone uses a broadband connection to make calls and text messages.

Key: Good outdoor and in-home; Good outdoor, variable in-home; Good outdoor; Variable outdoor; Poor to none outdoor

Provide coverage feedback

Can't find your provider? +

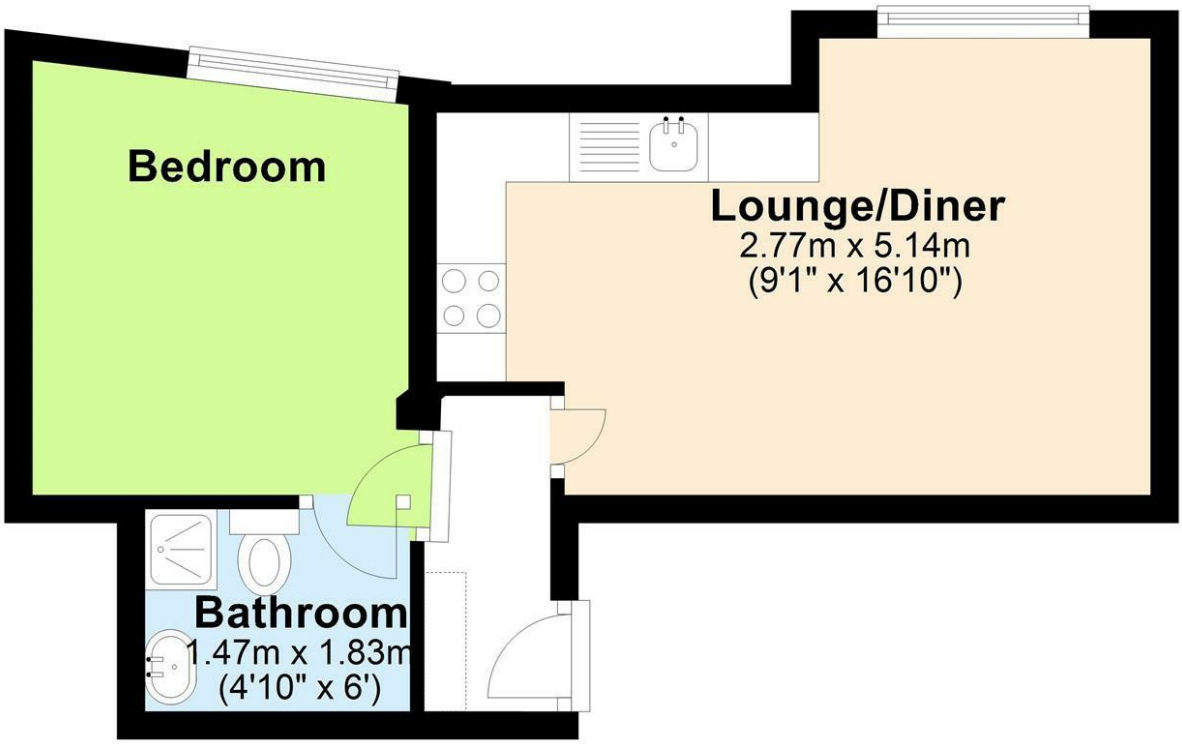


Performance scores should be considered as a guide since there can be local variations.

Frequently asked questions

Ground Floor

Approx. 28.9 sq. metres (311.4 sq. feet)

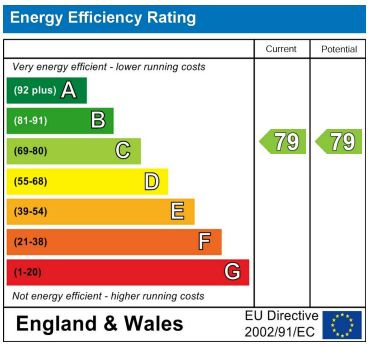


This plan is for illustrative purposes only
Plan produced using PlanUp.

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.