



Apartment (EPC Rating: D)

**5 MUNDI COURT FRIARS STREET,  
HEREFORD, HR4 0DA**

**£885 Per Month**



# 2 Bedroom Apartment located in Hereford

| Two Bedrooms | Kitchen / Living Room | Bathroom | Allocated Parking Space |  
EPC Rating D | Council Tax Band A | Available For Immediate Occupation Subject  
To Referencing And Landlords Approval |

## Ground Floor

With entrance door leading into the communal entrance hall where the door for flat 5 is found.

## Flat 5

With entrance door leading into the

## Entrance Hallway

With wood effect flooring, ceiling light point, smoke alarm, airing cupboard housing the hot water cylinder and doors leading into the

## Open Plan Living

With fitted contrasting wall and base units to the kitchen with work surface space over, stainless steel sink and drainer unit with integrated appliances to include four ring electric hob with oven below and cooker hood over, integrated washer/dryer and under counter fridge with freezer compartment, there is ample space for both living and dining with wood effect flooring, a large double glazed window, wall mounted electric heater and tv points.

## Bedroom One

A good sized double bedroom with fitted carpet, ceiling light point, wall mounted electric heater and double glazed window.

## Bedroom Two

With fitted carpet, wall mounted electric heater, useful built in wardrobes and drawers, ceiling light point and double glazed window.

## Bathroom

A modern three piece suite comprising panelled bath with mains fitment shower head over and tiled surround, pedestal wash hand basin, low flush w/c, chrome heated towel rail, tiled floor, ceiling light point and extractor.

## Outside

The property benefits from an allocated parking space. There is also the use of a communal bin store.

## Directions

From the Flint & Cook Hereford office, proceed along King Street heading towards the traffic lights.

Proceed over the traffic lights towards Barton Road taking the first right hand turning onto Friars Street, continue along Friars Street and then Mundi Court is found on the left hand side.

## 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 £26,550. Should a guarantor be required to support an application, an income of £31,860 would be required.

## Services And Expenditure

Services - Mains electricity, drainage and water.

Hereford County Council - Tax - Band A

Broadband Connectivity - 1800Mbps Download.  
220Mbps 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

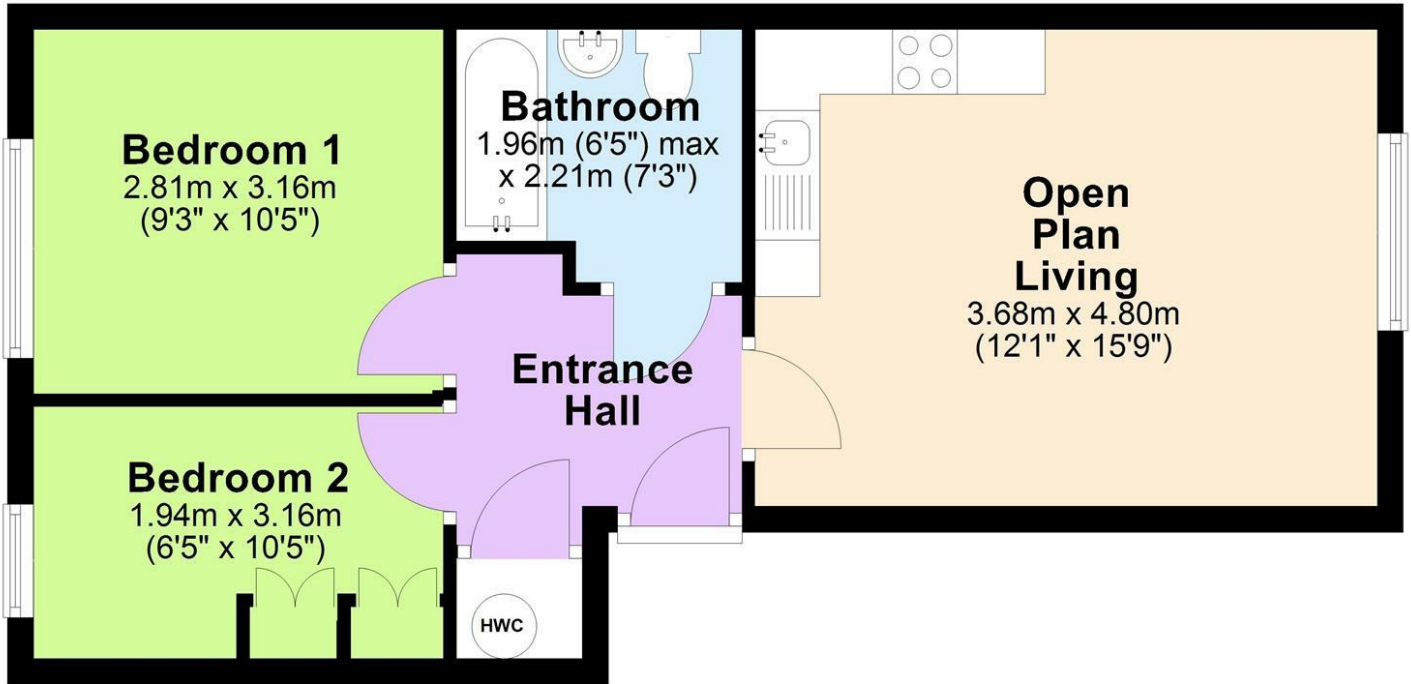
In order to request a viewing we ask that all applicants complete our Pre-Qualifying application through our referencing and tenancy platform Goodlord.



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

## Ground Floor

Approx. 43.2 sq. metres (464.9 sq. feet)

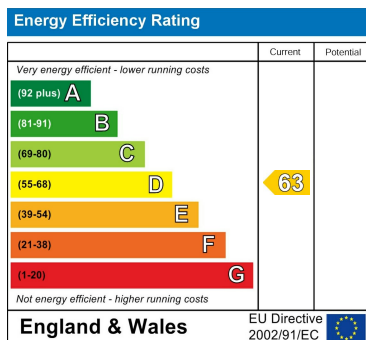


Total area: approx. 43.2 sq. metres (464.9 sq. feet)

Council Tax Band

**A**

Energy Performance Graph



Call us on

**01432 355455**

[lettings@flintandcook.co.uk](mailto: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.

