

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Worcester Road, Ledbury, Herefordshire, HR8 1PL

£825 pcm

A charming two-bedroom ground floor apartment ideally situated for easy access to Ledbury town centre amenities. The spacious accommodation comprises: Entrance Hallway, Living Room with Dining Area, Kitchen, Two Double Bedrooms and Bathroom with shower above the bath. The property benefits from gas central heating. Outside, a shared courtyard garden offers a pleasant space for outdoor enjoyment.

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1



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3-7 New Street, Ledbury, Herefordshire, HR8 2DX
Offices also at Malvern, Upton, Colwall, Ross-on-Wye Office & London



Deposit: £951.92

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Location

Ledbury is a thriving and expanding town which has a range of local facilities and amenities including shops, schools, churches, restaurants, theatre, doctors surgeries, community hospital and a mainline railway station, with direct links to Hereford, Worcester, Birmingham New Street, Oxford, Reading and London Paddington. The cities of Hereford, Worcester and Gloucester are all approximately 16 miles distant with the M50 motorway available approximately 4 miles to the south of the town.





Council Tax

COUNCIL TAX BAND "A" This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

Energy Performance Certificate

The EPC rating for this property is D.

Holding Fee & Deposit

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

Holding Deposit: 1 week's rent which equates to £190.38.

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 £951.92.

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