

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



## Millend Court, Castle Frome, Ledbury, HR8 1FA

£895 pcm

A first floor apartment forming part of an attractive barn conversion complex located between Hereford and Malvern. The Apartment is full of charm and features. In brief the accommodation comprises entrance hall, living room with dining area, fitted kitchen, two bedrooms and bathroom. Two allocated parking spaces, outside storage and a communal garden opposite. Heating is via a shared biomass system. Unfurnished. Available Now.

Bedrooms: 2 | Bathrooms: 2 | Receptions: 1



Regulated by

**RICS**<sup>®</sup>

**01531 634648**

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



**Deposit:** £1,032.69

**Furnishing:** Unfurnished

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**Council Tax Band**

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

**Viewing**

By appointment to be made through the Agent's Ledbury Office, Tel:

[01531 634648](tel:01531634648) 





### **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 £207.69

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 £1038.46

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.

### **Agent Notes**

The property has the benefit of a shared Biomass heating system. The current charges are £120 per quarter plus VAT at 5%. There is also a shared septic tank system at a cost of £25.44 per quarter. These details will be confirmed with the Landlord prior to tenancy commencement.