Flat (EPC Rating: D)

8 BRIGHTON GROVE, HEREFORD, HR4 9TS

£550 Per Calendar Month

Flint & Cook

1 1 1 D

1 Bedroom Flat located in Hereford

| Ground Floor Apartment | One Bedroom | Open Plan Sitting Room Kitchen | Bathroom | Available For Occupation Early December 2026 Subject To Referencing And Landlords Consent |

The Property

From the front of the property the entrance door opens into an open plan kitchen/ sitting room with double glazed window to front, telephone point, TV aerial, wall mounted night storage heater and wood effect laminate flooring.

The kitchen offers a selection of base and wall mounted cabinet along with a stainless steel sink, a freestanding electric cooker with hob, splashback wall tiling square edge work surfaces and a tiled floor.

Off the sitting room is the bedroom with portal style window to front, built in wardrobes with hanging rail, wall mounted night storage heater and wood effect laminate flooring.

The bathroom offers a panel enclosed bath with shower over, W. C, pedestal wash hand basin, tiled flooring and window to side. Off the bathroom area is also space and plumbing for a washing machine along with storage cupboard housing hot water tank.

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 £16,500. Should a guarantor be required to support an application, an income of £19,800 would be required.

Services And Expenditure

Services - Mains electricity, drainage and water. Night storage heating.

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

Viewing being booked from October 12th 2026 In order to request a viewing we ask that all applicants complete our Pre-Qualifying application through our referencing and tenancy platform Goodlord.

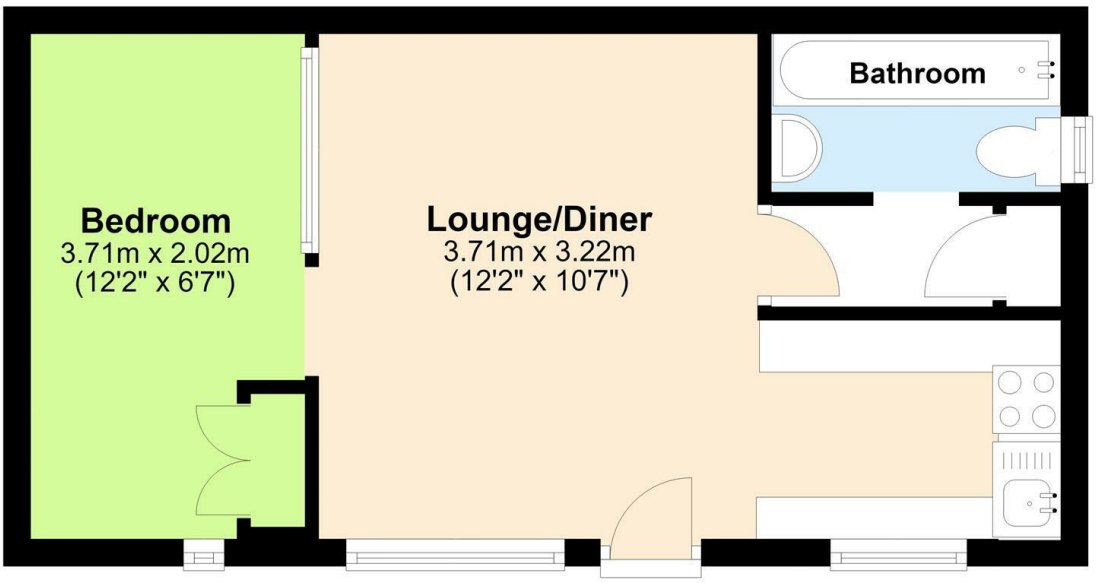
Property Redress Scheme & Client Money Protection

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.

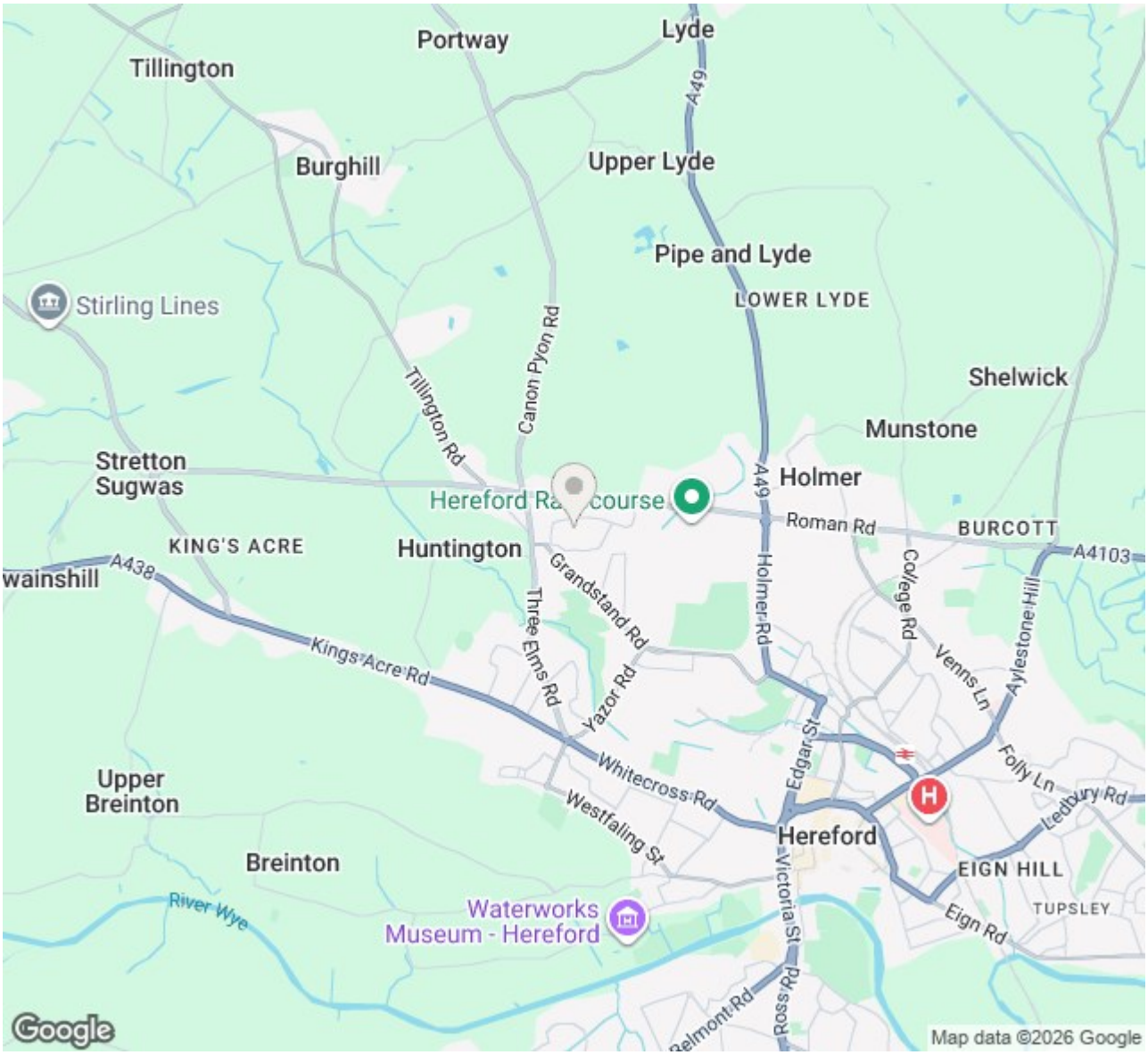
Flint And Cook are members of Propertymark and our Client Money Protection is authorised and provided by them.

Ground Floor

Approx. 28.1 sq. metres (301.9 sq. feet)



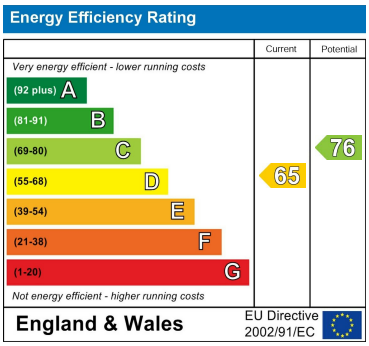
Total area: approx. 28.1 sq. metres (301.9 sq. feet)



Council Tax Band

A

Energy Performance Graph



Call us on

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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.