

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



The Luxe Loft 15 The Homend, Ledbury, Herefordshire, HR8 1BN

£1,150 pcm

A 2 bedroom town house refurbished to a high standard located in the town centre of Ledbury with convenient access to the amenities, the property is offered to let unfurnished and comprises: entrance hall with stairs leading up to the open plan living room with kitchen area comprising integrated washer/dryer, electric hob, oven and extractor fan and under integrated fridge/freezer, shower room with thermostatic shower, stairs leading up to the second floor Master bedroom with ensuite shower room with thermostatic shower and study/dressing room, stairs leading down to the lower ground floor to the 2nd bedroom with double wardrobe. Electric heating. Available Now. Contact Ledbury office.

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1



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13 Worcester Road, Malvern, Worcestershire, WR14 4QY
Offices also at Ledbury, Upton, Colwall, Colwall Office & London



Deposit: £1,326


Furnishing: Unfurnished

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.

Viewing.

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

01531 634648 )

Council Tax

COUNCIL TAX BAND - TBC - 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 E (43).

Holding Fee & Deposit

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

Holding Deposit: 1 week's rent which equates to **£265.38**

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 **£1326.92**

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

General

Prospective tenants will be required to produce identification to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.