



Flat (EPC Rating: C)

**7 NICHOLSON COURT, HEREFORD, HR4
9LX**

£650 Per month



1 Bedroom Flat located in Hereford

| Popular Residential Area | First Floor Apartment | One Bedroom | Sitting Room | Bathroom | Allocated Parking | Long Term Let Available Subject To Referencing | EPC Rating C

The Property

A first floor apartment set within a popular residential position having been recently refurbished to include newly fitted carpets and paintwork. From the communal area, a door opens into an entrance hall with wall mounted tripswitches, smoke alarm, storage cupboard housing hot water tank, and doors off.

Through to sitting room with UPVC double glazed window to side looking out onto the development with space for furnishings, TV point and wall mounted night storage heater. Door to kitchen with window to front, having a selection of base and wall mounted cabinets, sink, free standing fridge freezer, free standing electric cooker with oven and 4 ring Hob and space and plumbing for washing machine, roll edge worksurfaces, splashback wall tiling and vinyl flooring.

Off the entrance hall is a double bedroom with window to rear and wall mounted night storage heater.

The bathroom offers a close couple WC, pedestal wash hand basin, panel enclosed bath with Triton shower over and splashback shower curtain to side, extractor fan, Wall mounted cosmetic storage cabinet and vinyl flooring.

There is allocated parking for one vehicle.

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 £19,500. Should a guarantor be required to support an application, an income of £23,400 would be required.

Services And Expenditure

Services - Mains electricity, drainage and water.

Council Tax - Band A

Broadband Connectivity - 8000Mbps Download.
8000Mbps 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

Viewings are strictly through the agent. To book a viewing please call our lettings department 01432 355455



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

Apartment

Approx. 39.3 sq. metres (423.1 sq. feet)

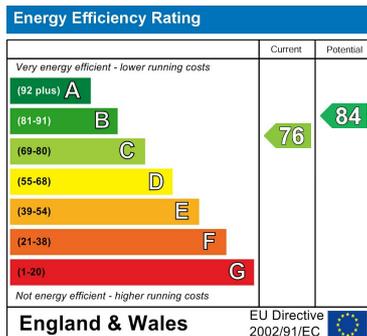


Total area: approx. 39.3 sq. metres (423.1 sq. feet)

Council Tax Band

A

Energy Performance Graph



Call us on

01432 355455

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.

