



Flat (EPC Rating: E)

FLAT 3, PLYMOUTH HOUSE WYE STREET, ROSS-ON-WYE, HR9 7BS

£650 Per Month



1 Bedroom Flat located in Ross-On-Wye

| Second Floor Flat | Close To The Town Centre | 1 Double Bedroom | Electric Heating | Unfurnished | Rent Includes Water Rates | EPC Rating E | Council Tax Band A | Available For Immediate Occupation Subject To Referencing And Landlords Consents

The Property

From the communal entrance hall proceed to the door to Flat 3, this opens into the living room / kitchen area which overlooks Wye Street and views beyond towards the river. The kitchen benefits from a recently fitted kitchen with hob, oven and under counter fridge. Door from the living room opens into the bedroom with an ensuite shower room.

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.

Holding Fee

A Holding Fee of one week's rent will be payable when an application is submitted. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(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).

Services And Expenditure

Services - Mains electricity, drainage and water.

Council Tax - Band A

Broadband Connectivity - 80Mbps Download. 20Mbps Upload - Superfast - Source Ofcom

Viewings

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

Disclaimer

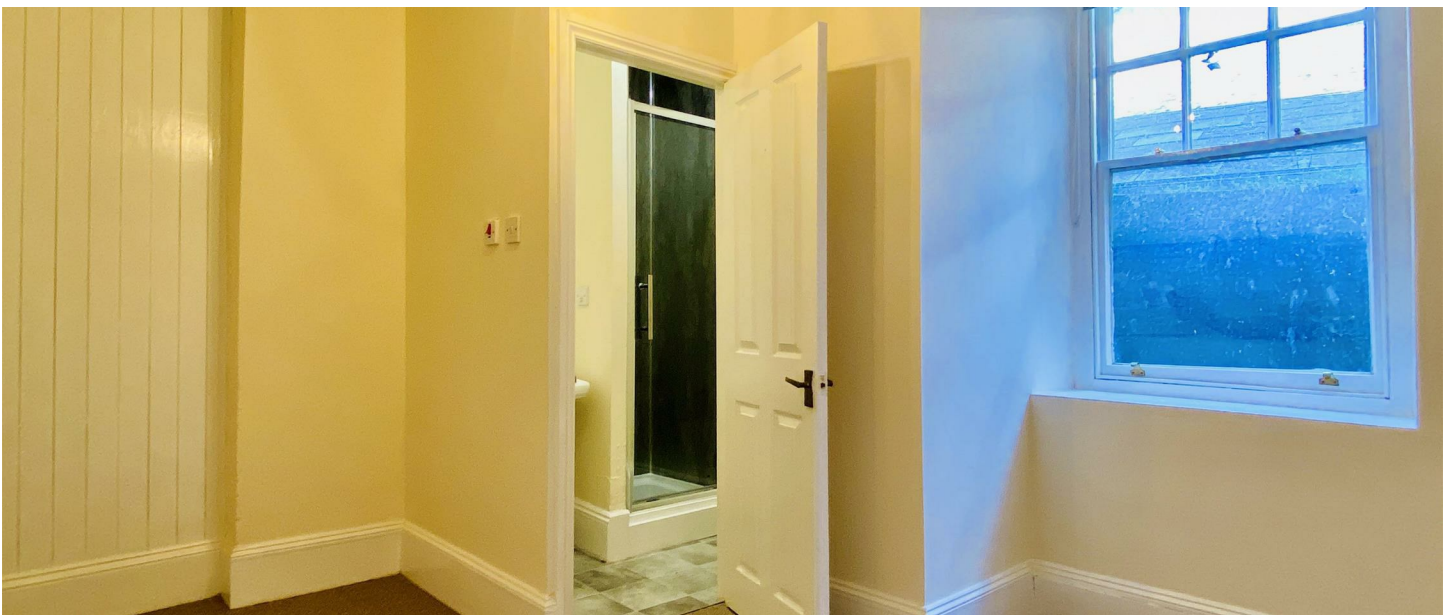
These particulars are prepared for guidance only. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract.

Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.

Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.

Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment.

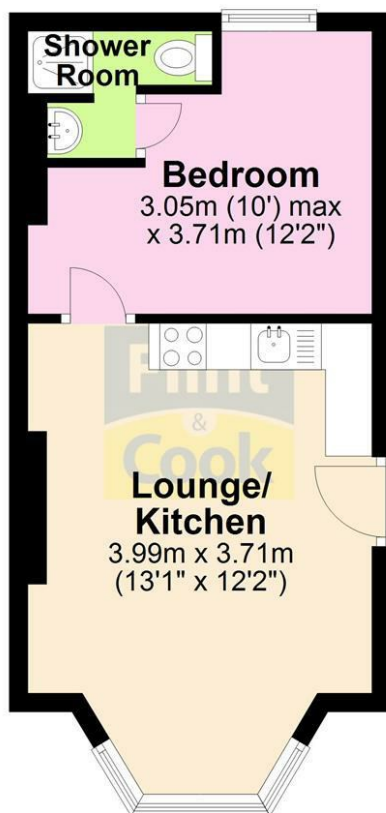
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First Floor

Approx. 28.5 sq. metres (306.8 sq. feet)



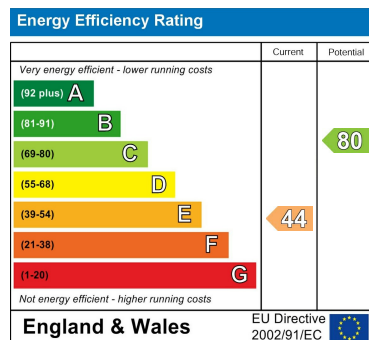
Total area: approx. 28.5 sq. metres (306.8 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

Council Tax Band

A

Energy Performance Graph



Call us on

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<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.