



House (EPC Rating: B)

**FLAT 6, CAIRNS COURT 58 BODENHAM
ROAD, HEREFORD, HR1 2TS**

£725 Per Month



1 Bedroom House located in Hereford

Conveniently located near to the City Centre a stunning second floor apartment in a modern development, having 1 bedroom, spacious open-plan living accommodation incorporating a fitted kitchen, DG, GCH and parking. Available March, unfurnished. SORRY NO PETS OR CHILDREN.

The Property

The flat is on the second floor of the building. The entrance door opens into the hallway. Off the hallway is the living area and kitchen area with fitted units. Also off the hallway is the bedroom and the shower room.

The flat also benefits from one parking space.

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 £21,750. Should a guarantor be required to support an application, an income of £26,100 would be required.

Services And Expenditure

Services - Mains electricity, drainage and water.
Mains gas central heating.

Council Tax - Band A

Broadband Connectivity - 1800Mbps 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 01432 355455 with our lettings department.



Second Floor

Approx. 29.4 sq. metres (316.2 sq. feet)



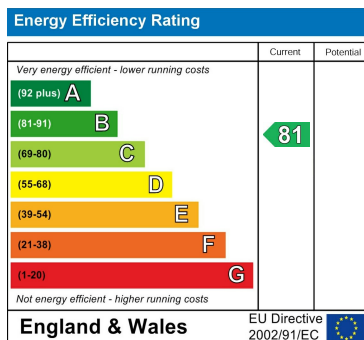
Total area: approx. 29.4 sq. metres (316.2 sq. feet)

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

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.