





Flat (EPC Rating: D)

FLAT 7A, WHITEHILL HOUSE KINGTON ROAD, WEOBLEY, HEREFORD, HR4 8QT

£900 Per Calendar Month

Flint & Cook

1 1 1 D

1 Bedroom Flat located in Hereford

| Sought After Herefordshire Village | Newly Completed Apartment | Two Bedrooms | Open Plan Kitchen / Sitting Room | Shower Room With Washing Machine | Parking Available On Site | EPC Rating D | Available For Immediate Occupation Subject To Referencing And Landlords Consent |



The Property

Forming part of the beautifully restored Grade II listed building, steeped in local history as the former Work House of Weobley. This exclusive development now comprises ten unique properties, offering a superb selection of apartments and houses, each thoughtfully designed with distinctive layouts to suit a variety of lifestyles.

Offered for let is apartment 7A which offer a hallway, open plan kitchen / sitting room, shower room with washing machine and two bedrooms. There is parking available on site.

From the communal hallway a staircase rising up to the first floor. The entrance door opens into a hallway leading through to an open plan kitchen/sitting room. The kitchen area offers a selection of base and wall mounted cabinets, square edge worksurfaces, stainless steel sink with hot and cold mixer taps, 4 x ring electric hob, integrated oven, extractor fan over, integrated dishwasher, splashback wall tiling, wall mounted electric heater, wooden flooring and two windows to side with countryside views. Off the hallway is a shower room with an enclosed glass panelled shower with mixer shower over, WC, wall mounted heated towel rail, washing machine, square edge worksurfaces with inset wash basin, shave point, downlighters, tiled flooring and windows to side and rear.

There are two bedrooms both with wall mounted electric panel heater. The second bedroom would be best suit to an office/study.

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 £27,000. Should a guarantor be required to support an application, an income of £32,400 would be required.

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.

Services And Expenditure

Services

Mains electricity, drainage and water.

Hereford County Council
Tax - Band A

Broadband Connectivity Guide For The Postcode Area - Source - Ofcom
1800Mbps Download. 220Mbps Upload - Ultrafast

Mobile Phone Coverage Guide For The Postcode Area - Source Ofcom
EE - Variable outdoor. 80% are able to make a video call /stream.
Three - Good outdoors. 72% are able to make a video call /stream.
O2 - Good outdoor and in home. 72% are able to make a video call /stream.
Vodafone - Good outdoor and in home. 77% are able to make a video call /stream.

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

In order to request a viewing we ask that all applicants complete our Pre-Qualifying application through our referencing and tenancy platform Goodlord.





Ground Floor

Approx. 42.2 sq. metres (454.3 sq. feet)

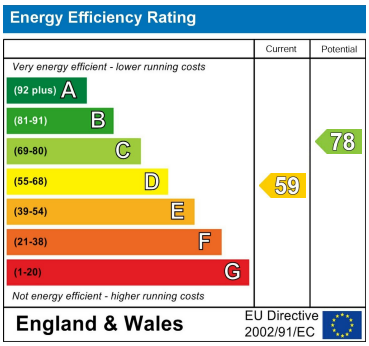


Total area: approx. 42.2 sq. metres (454.3 sq. feet)

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.