



Flat1, 14 Aylestone Hill, Hereford, HR1 1HS



Sunderlands
Residential Rural Commercial



Flat1
14 Aylestone Hill
Hereford
HR1 1HS

Summary of Features

- City and garden Views
- Inclusive of water charges
- Parking
- Modern bathroom
- Spacious bedroom

£600 PCM

Overview

Single occupancy only

Located on the top floor of this Victorian house a recently refurbished self-contained apartment with part furnished accommodation of kitchen/breakfast room, shower room and bed/sitting room. The accommodation is totally self-contained and is available to let immediately.

Conveniently located close to the city centre and within walking distance of the railway station, hospital and city colleges the property is for single occupancy only.

Entrance/ breakfast room

9'2" x 5'6"

With window overlooking rear garden, open plan to:

Kitchen

13'9" x 7'2"

Recently refurbished with stainless steel sink unit, cupboards below and on opposite wall further base, drawer and eye level units. Built in cooker.

Shower room

Modern suite inclusive of a vanity unit with wash basin, low level WC, shower cubicle.

Bed/ Sitting room

With window taking advantage of fine views over the city and beyond. Some basic furniture including bed, wardrobe, chair and table.

Rent and charges

£600 per calendar month inclusive of water charges. Electric heating payable separately.

Outgoings

Council Tax band A. Tenants will also be responsible for their own electricity.

Deposit

A deposit of 5 weeks rent (£692) is calculated and registered with the TDS scheme.

Agents Note

As previously confirmed the landlord will only accept a single occupier with the property available to let on a long-term basis subject to satisfactory tenancy. Available from 27th March 2026

Viewing arrangements

Thank you for your interest in letting a property through Sunderlands.

Should you wish to view the property you will need to complete a Registration Form, which can be found on the following link:-

<https://www.sunderlands.co.uk/residential/registrati>
We will not consider your application until we have a completed Registration Form.

Once we have the form, we may invite you to view the property. If, after viewing the property, you wish to make a full application we will require further information to reference you.

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Lettings@sunderlands.co.uk

Application

Once the property has been viewed, should you wish to make an application you will be required to complete and return a simple application form to the Agent. After consultation with the Landlords, Sunderlands will then pass your details to our Referencing Company www.vouch.co.uk. You will then be required to complete an on-line application form and supply the All tenants will be required to provide documentary evidence of proof of residency and identification. For example - utility bill, bank statement, passport or photo driving licence. This information is to conform to Anti Money Laundering Regulations.



Directions

Located north of Hereford city, heading from St Owen's St, Take Ledbury Rd/A438 to Bodenham Rd, Continue on Bodenham Rd to Aylestone Hill/A465, Turn right onto Aylestone Hill/A465. Destination will be on the right.

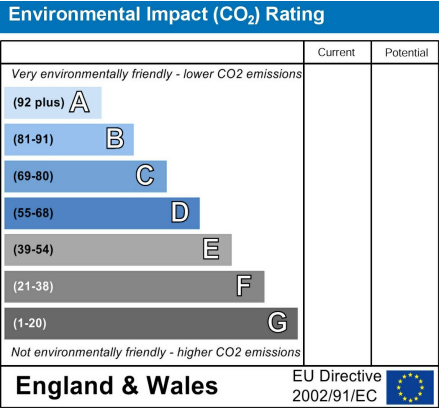
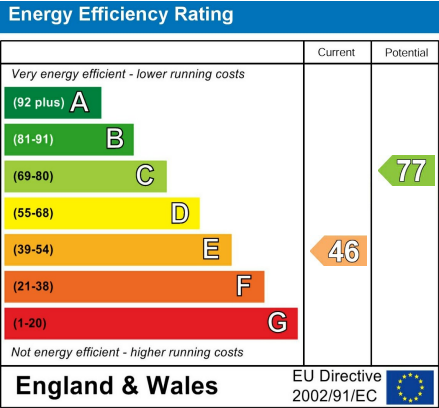


Sunderlands

Hereford Branch
Offa House, St Peters Square,
Hereford HR1 2PQ
Tel: 01432 356 161
Email: hereford@sunderlands.co.uk

Hay-on-Wye Branch
3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU
Tel: 01497 822 522
Email: hay@sunderlands.co.uk

www.sunderlands.co.uk



None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.