



Flat 3 25a Widemarsh Street, Hereford, HR4 9EA



Sunderlands
Residential Rural Commercial



**Flat 3 25a Widemarsh Street
Hereford
HR4 9EA**

Summary of Features

- City centre apartment
- Loft apartment being newly converted
- Open plan living room, Bedroom and bathroom
- long term tenancy available

£775 Per Month

Overview

This recently converted one bedroom apartment is conveniently located in Hereford city centre. Offering an open plan fully fitted kitchen/ lounge area, bedroom and shower room.

Lounge/ Kitchen area

14'10" x 16'7"

Entrance door leading to steps down to the kitchen lounge area. Velux window. Fitted wall and base units, fitted electric hob, cooker and washing machine, extractor fan. Freestanding fridge freezer and dishwasher. Storage cupboard.

Bedroom

11'4" x 10'9"

Window to side aspect. Door leading to:

Shower room

5'7" x 7'6"

Window to side aspect Mixer shower, sink and WC.

Outside

The property is reached via staircase.

Services

Mains water and electric heating. Council tax band A.

Rent and deposit

The rent is charged at £775 pcm. A deposit of £894 has been calculated at 5 weeks rent and will be registered with the TDS.

Viewing

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/re>

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

Referencing procedure

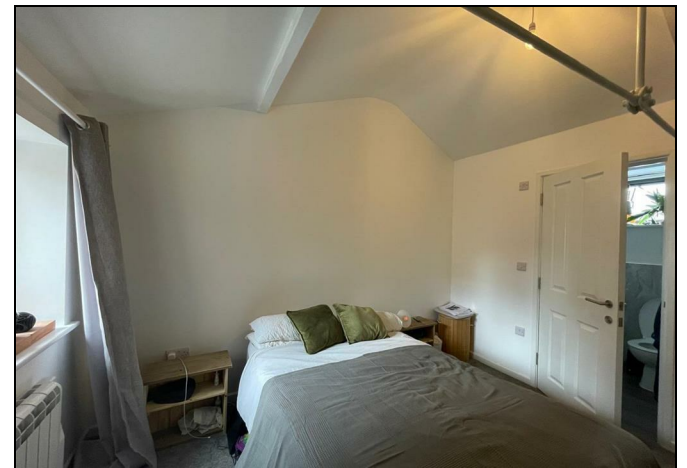
Before viewing a property all prospective tenants will be required to complete a registration form. After viewing the property should they then wish to make a full application they will be required to fill out further forms and provide the following:

Photo ID (Passport, Driving Licence)

Proof of Income (copies of wage slips, Tax returns or accountants reference)

Residency ID (Current utility bill with name and home address)

Tenure



Directions



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.