



Flat 3 Riverside Lodge Ross-on-Wye HR9 6AA

Monthly Rental Of £525

- One bedroom first floor apartment
- Living Room, Fitted Kitchen,
- Private Parking
- Rent includes heating & water
- EPC C

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Flat 3 Riverside Lodge Ross-on-Wye HR9 6AA

A spacious 1 bedroom first floor apartment with river views and private parking approximately a mile from Ross-on-Wye town centre.

Accommodation comprises:

Entrance hall

Living Room with steps to kitchen which is fully fitted with a range of worktops and eye level wall units, fridge, electric cooker & hob.

Bedroom with radiator & power points

Bathroom with bath & shower over, WC & basin

Outside: 1 parking space in private car park to rear

In addition the tenant will have the use of washing machine in the communal cellar area of the building

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 and 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. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents or their clients. Neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

MONEY LAUNDERING REGULATIONS to comply with these regulations prospective tenants will be asked to produce identification documentation at the time of making an application.

General information

Most properties are available for a minimum letting period of 6 months, but some may be available for longer or less. All properties are non smoking and most are no pets. Applicants should be in full time employment and resident in the UK for at least two years. If under 21 a guarantor will be required. Each applicant will be required to pay an administration charge of £80 (non refundable) towards the cost of referencing, preparation of lease and inventory/schedule of condition.

Rent is always payable in advance and the ingoing tenant will be required to pay an indemnity deposit (refundable) usually equivalent to 1.5 months rent. The tenant will also be responsible for the usual property outgoings including council tax, water rates, electricity, gas charges, etc.

For further information please contact Lettings Dept. If you wish to arrange a viewing of any properties you will need to complete an application form.

Services

Included in the rent are the water and central heating costs. Electricity is connected. Please contact a supplier on taking up the tenancy.

Outgoings

Council tax band TBC - payable 2017/18 £

Tenure & possession

Leasehold

Directions

From the centre of Ross proceed along the Wilton Road. As you cross the Wilton Bridge over the River Wye the property will be found on the left adjacent to the road side. Turn immediately left after crossing the bridge into the car park to the side of Riverside Lodge. The apartment is on the first floor.

Viewing

Strictly by appointment through the Agent, **Flint & Cook**, Ross-on-Wye 01989 562009

Residential lettings & property management

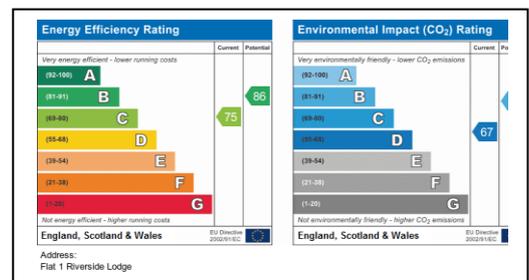
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact Jackie Eversham (01432) 355455.

Opening hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 2.00 pm

RW019508 27 February 2018



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Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract.

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Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars.

Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building