



The Flat, 2 New Street, Leominster, Herefordshire, HR6 8DP

£500 PCM



- Convenient Position off the Town Centre
- Self-Contained Flat/Maisonette
- 2 Bed Accommodation

Recently updated self contained flat/maisonette located just off the centre of the town, details as follows

#### BRIEF DESCRIPTION

A private glazed inset front door opens to a

#### RECEPTION HALLWAY

With ceiling light, built-in cloaks cupboard and further storage cupboard, power points, wood panelling to half-height and doorway through to

#### INNER HALLWAY

With further ceiling light, panelled radiator and staircase then leading up to the

#### FIRST FLOOR ACCOMMODATION

Including a good sized

#### LANDING

With ceiling lighting, wall-mounted thermostat control, power points and doors leading off to the

#### LIVING/DINING ROOM

Measuring 21'11" x 9'2" broadening out to 12'0" (6.68m x 2.79m broadening out to 3.66m)

With double-glazed window to the side elevation, ceiling lighting, panelled radiator, power points, television and telephone point and door through to the

#### KITCHEN 10'6" x 6'7" (3.21m x 2.00m)

Being refitted and updated to comprise matching base

- Recently Updated/Refurbished
- Specific Tenant Requirement - See Agents Notes

and wall cupboards with work surfaces over and inset single drainer stainless steel sink unit. There are tiled splashbacks, planned space for a cooker, further space for utilities, power points, inset ceiling downlighters, panelled radiator, wood-effect vinyl flooring, opaque double-glazed window to the side elevation. Housed in here is the Pottersons gas central heating boiler.

Further doors from the Landing lead to

#### BEDROOM 1. 11'2" x 10'3" (3.40m x 3.13m)

With double-glazed window to the side, central ceiling light, panelled radiator, power points and television aerial point fitted.

#### BEDROOM 2. 8'9" x 6'8" (2.67m x 2.03m)

With double-glazed window to the side elevation, central ceiling light, panelled radiator, power points, telephone and television aerial point.

#### BATHROOM 7'0" x 6'8" (2.14m x 2.03m)

Comprising a suite of panelled bath with mixer tap hot and cold with shower attachment, low flush w.c. pedestal handwash basin with personal mirror and light above, inset ceiling downlighters, extractor fan and panelled radiator.

#### SERVICES

Mains Electricity, Gas, Water & Drainage. Gas fired central heating

**jackson**  
property

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## The Flat 2 New Street Leominster Herefordshire HR6 8DP

### OUTGOINGS

Council Tax Band: A.

### LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000.

### VIEWING

Strictly by prior appointment through the Agents, Jackson Property. Tel: 01568 610600.

### HOW TO APPLY

To apply, you must fill out one application form per adult which provides us with details of your bank, employer, current Landlord or Letting Agent and other information. You will also need to provide us with two forms of ID (one photographic).

### DEPOSIT/RENT

A deposit is required £575 and first months rent is payable in advance.

All payments must be clear funds prior to moving in. There are no other additional fees.

### AGENTS NOTES

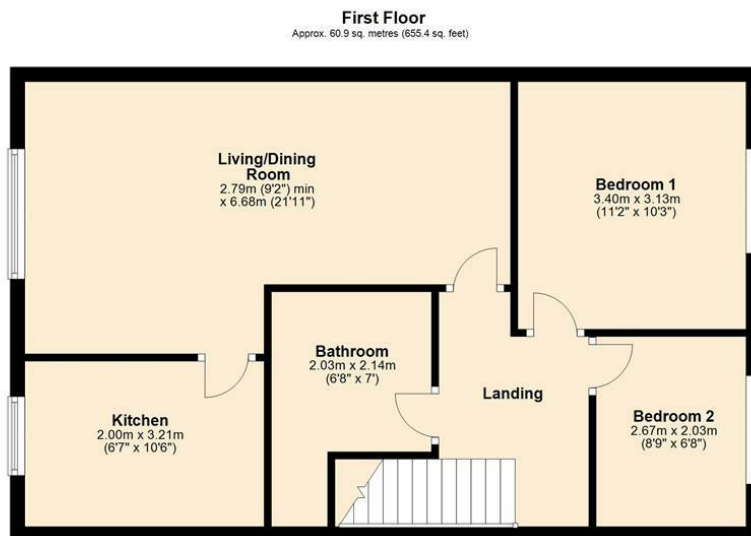
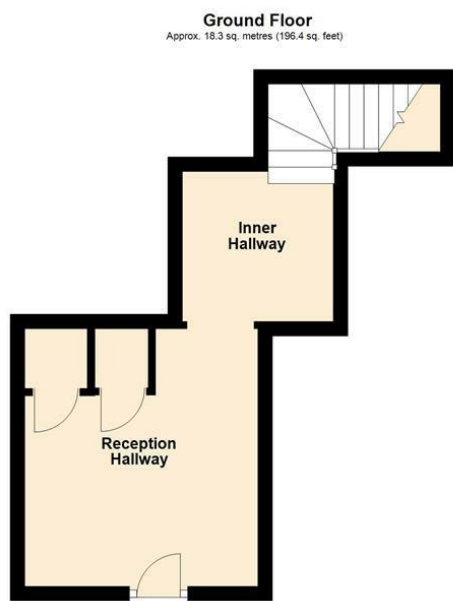
Due to the sensitive nature of location being next to the funeral directors there are very specific requirements for the tenants to comply with - for further details please contact the agent.

## Directions

From our office proceed to the bottom of Board Street away from the town centre, turn left into New Street and the Flat can be found next to the Funeral directors.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A			(1-10) A		
(81-91) B			(11-20) B		
(69-80) C			(21-30) C		
(55-68) D			(31-40) D		
(39-54) E			(41-50) E		
(21-38) F			(51-60) F		
(1-20) G			(61-70) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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Total area: approx. 79.1 sq. metres (851.8 sq. feet)

These Plans are for Identification and Reference Only.  
Plan produced using PlanUp.

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