



Flat Above Markhams Garage, Kingsland, Herefordshire, HR6 9QN

£450 PCM



- Situated in Popular Village
- First Floor Self Contained Flat
- Character 1 Bedroomed Accommodation
- Gas Fired Centrally Heated

- Living Room, Kitchen, Double Bedroom and Bathroom
- Suit Single Professional Person or Similar
- No Smoking. No Pets.

Private side front door with glazed upper section opens to

RECEPTION HALLWAY

With panelled radiator and window, with staircase then leading up to the

LIVING ROOM 13'6" x 11'11" (4.12m x 3.63m)

With windows to front and rear elevations, vaulted ceiling with exposed ceiling joists and further wall timbers, panelled radiator, power points, television aerial point, ceiling spotlights, smoke alarm and CLOAKS CUPBOARD.

A door then leads through to the

KITCHEN 9'11" x 7'10" (3.02m x 2.39m)

With a range of matching base cupboards and drawers with rolled edge work surface over, inset stainless steel single drainer sink unit with mixer tap hot and cold over, 4-ring gas hob with electric fan assisted oven below, planned space and plumbing for washing machine and further space for upright fridge-freezer. There is a panelled radiator, ceiling light and power points fitted, exposed wall timbers and a further door to the

BEDROOM 1. 13'5" x 9'0" (4.09m x 2.75m)

With windows to front, side and rear elevations, vaulted ceiling with exposed ceiling joists, spotlights, smoke alarm, panelled radiator, power points and telephone point fitted.

Off the Kitchen a door leads to the

BATHROOM 9'4" x 5'5" (2.85m x 1.65m)

With a suite to include panelled bath with hot and cold tap over and separate mains shower above with fully tiled surround, low flush w.c. pedestal hand wash basin hot and cold, ceiling light and window to the rear elevation.

SERVICES

Utilities including Water, Electric and Gas £30.00 pcm

OUTGOINGS

Council Tax Band: A

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000.

VIEWING

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

jackson
property



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Kingsland
Herefordshire
HR6 9QN**

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).

TENANT DEPOSIT/RENT

A security deposit totalling 4 weeks rent will normally be required. This deposit will be treated in accordance with the Tenancy Deposit Scheme regulations, and you will be provided with the appropriate prescribed information and receive details regarding the scheme used. The deposit is held to cover damage, breakages, and any other liabilities under the terms of your tenancy agreement. Please note that under no circumstances can the deposit be used by the tenant to cover rent.

The first months rent is payable in advance
All payments must be clear funds prior to moving in.

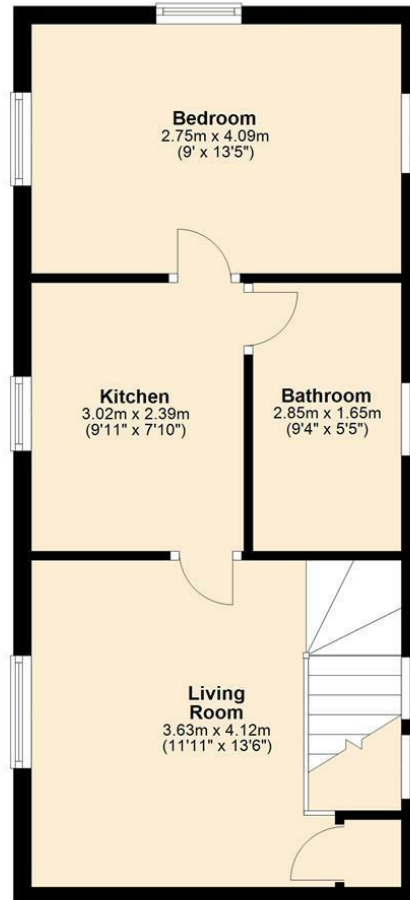
Directions

The flat is situated above Markhams Garage Office in the centre of the village of Kingsland.

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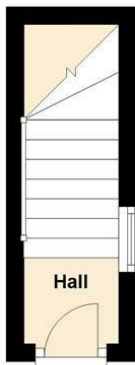
First Floor

Approx. 40.2 sq. metres (432.8 sq. feet)



Ground Floor

Approx. 3.8 sq. metres (40.9 sq. feet)



Total area: approx. 44.0 sq. metres (473.7 sq. feet)

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

Markhams Garage Flat, Kingsland, Leominster