



20 St. Nicholas Street

Hereford, Herefordshire, HR4 0BG

- Convenient Central Location
 - Modern Kitchen
 - Double Bedroom
- 2nd Floor Apartment
 - Large Living Room
 - Fitted Bathroom

£515 PCM to include water.

01432 344 779
hereford@bill-jackson.co.uk
www.bill-jackson.co.uk

45 Bridge Street
Hereford
Herefordshire
HR4 9DG



Entrance Hall

With night storage heater, telephone entry system, airing cupboard housing hot water tank, slatted shelving

Bedroom

8'11" x 9'10" (2.44m'3.35m" x 2.74m'3.05m")
with ceiling light, power points, window to outside

Living Room

10'5" x 9'11" (3.05m'1.52m" x 2.74m'3.35m")
with power points, ceiling light, television aerial point, telephone point, window to outside

Bathroom

with ceiling light, panelled bath with Mira Zest electric shower over, tiled surround, shower screen, low flush WC, pedestal wash hand basin, obscure glass window to outside, ceiling light, extractor fan

Kitchen

7'10" x 6'3" (2.13m'3.05m" x 1.83m'0.91m")
with ceiling light, power points, matching range of base and wall units with working surface over, integrated electric oven with four ring electric hob over, single bowl single drainer sink unit with mixer tap, washer/dryer, microwave, under worktop fridge freezer

Services

Mains electric, water and drainage connected

Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

Council Tax

Herefordshire Council - Band A - £1246.03 payable 2020/21

Household Income & Affordability

Please Note - To successfully pass an income reference our appointed referencing company requires a minimum household income of £15,450

Client Money Protection

Jackson Property are members of Property Mark Client Money Protection. Further information is available upon request.



Permitted Payments

Upon application you will be required to pay a Holding Fee. This is equivalent of one week's rent. Providing the tenancy goes ahead, this will be deducted from the first month's rent, which are due before you move in (see below). In the event that the landlord declines to grant the tenancy, it will be refunded to you in full.

However, the holding fee will be non-refundable if you decide not to proceed for any reason, or if you fail to provide complete and accurate information in your application.

Jackson Property advise that you look at your credit score before any application, this is to ensure you have an acceptable and up to date credit file.

Redress Scheme

Jackson Property are a member of The Property Ombudsman and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.

Tenancy Commencement

Once we receive your holding deposit the tenancy agreement will commence within a 15 day period, subject to referencing and landlords approval. The initial holding deposit will be deducted from the balance required at commencement of the tenancy. Should an alternative date, from either party, be beyond the 15 day deadline for commencement of the tenancy or you do not agree to the holding deposit to be used, please inform us in writing so we can confirm the amended agreement.

Tenancy Deposit

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.



Second Floor

Approx. 36.5 sq. metres (392.5 sq. feet)



Total area: approx. 36.5 sq. metres (392.5 sq. feet)

These Plans are for Identification and Reference Only.
Plan produced using The Mobile Agent.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		59
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		71
(81-91) B		
(69-80) C		51
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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