



4c Morris Mews, Leominster, Herefordshire, HR6 8LZ

£450 PCM



- Fully Refurbished Flat with Open Plan Style Living
- Central Town Location - 1 Double Bedroom
- Double Glazed and Electric Heating

- Newly Fitted Kitchen and Shower Room
- No Pets/No Smoking
- Suit Professional/s

**RECEPTION HALLWAY**

With staircase leading up to the

**FIRST FLOOR LANDING**

With further door to

**INNER LANDING**

With ceiling light and double glazed window to the side elevation.

**FRONT DOOR TO FLAT C**

Opens to a

**RECEPTION LOBBY**

With ceiling light, smoke alarm and steps then leading up to the

**LIVING ROOM**

28'0" x 11'8" (8.53 x 3.56)

With double glazed window and further roof lights, Electric panelled radiator, ample power points, television and telephone point, carpeted flooring, intercom to the front door and an archway leading through to the

**FITTED KITCHEN**

13'8" x 5'6" (4.17 x 1.68)

With a range of matching units to include base and wall cupboards with work surfaces over, inset sink unit, 4-ring Electric hob with tiled

splashback and extractor hood fitted above and separate Electric oven and grill below. There is planned space and plumbing for washing machine and space for fridge, power points, inset ceiling downlighters, wall mounted Electric panel radiator, double glazed window to the rear elevation and tiled flooring.

**Off the Living Room is a**

**FITTED SHOWER ROOM**

To include shower cubicle with Electric shower over, low flush W.C, pedestal hand wash basin with tiled splashback and personal mirror above. There is an Electric towel radiator, ceiling light, extractor fan, tiled flooring and roof light.

A further door from the Living Room leads to the

**DOUBLE BEDROOM**

16'9" x 11'9" (5.11 x 3.58)

With double glazed window, ceiling lighting, wall mounted Electric panel radiator, ample power points and television aerial point.

**SERVICES**

Mains electric, water and drainage

**OUTGOINGS**

Council Band - A





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Leominster  
Herefordshire  
HR6 8LZ**

**HOW TO APPLY**

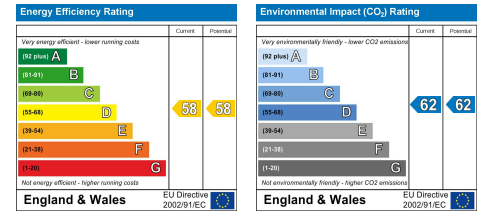
To apply, you must fill out one application form per adult which provides us with details of your bank, employer, current Landlord or Letting Agent and other information. You will also need to provide us with two forms of ID (one photographic).

**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**



Jackson International - for themselves and the owners/landlords of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.