



## 18 Nightingale Way

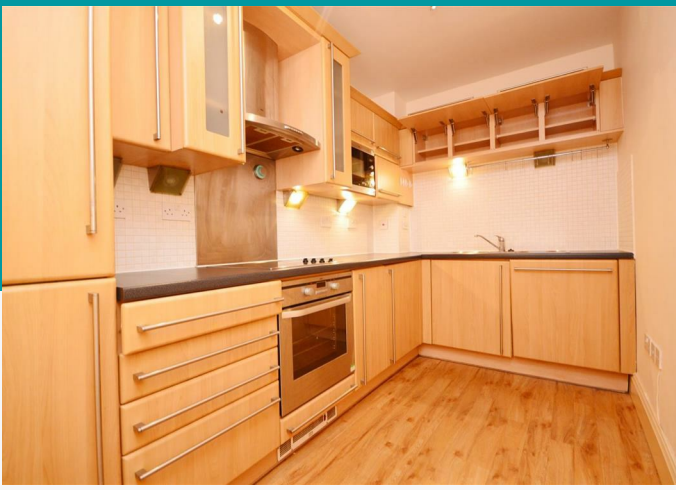
Hereford, Herefordshire, HR1 2NQ

- 2 Bedroom Ground Floor Flat in Sought After Area
- Well Presented Throughout
- Large Living Room, Fitted Kitchen
- Communal Gardens
- Close to City Centre, Castle Green and the River Wye
- 2 Double Bedrooms, Shower Room
- Allocated Parking

£625 PCM

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45 Bridge Street  
Hereford  
Herefordshire  
HR4 9DG



### Situation

Delightfully positioned in the popular St James area which is less than half a mile East of the City Centre and its excellent amenities including public houses and local stores, which are all within easy walking distance, as well as the Castle Green, the River Wye and Bishops Meadows. Hereford city has major railway links from its central station, as well as a large variety of shops, restaurants, cinema and many leisure facilities.

### Description

The property opens into an entrance hallway with doors into all principle rooms.

The well-appointed Kitchen is fitted with a range of matching base and wall cupboards and drawers, oven with four ring hob over and extractor fan, integrated fridge freezer, integrated washer, single sink and drainer.

Both bedrooms are doubles and the Shower Room offers a wash hand basin, WC and corner shower cubicle, plus electric towel rail.

All rooms are neutrally decorated throughout and with either carpets or hard flooring.

Outside, there is one allocated parking space and well maintained communal grounds.

### Services

Mains Electricity, Mains Water, Mains Drainage.

### Council Tax

Herefordshire Council – Band B

### Viewings

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

### Household Income & Affordability

Please Note - To successfully pass an income reference our appointed referencing company requires a minimum household income of £18,750

### 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.



## Ground Floor

Approx. 67.5 sq. metres (726.9 sq. feet)



Total area: approx. 67.5 sq. metres (726.9 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	81
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		55	70
England & Wales		EU Directive 2002/91/EC	



**jackson**  
property

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