



16 Linton Court, Linton, Bromyard, Herefordshire, HR7 4QJ

£375 PCM



- Situated on Fringe of Bromyard
- Purpose-Built First Floor Flat
- Offering 1 Double-Bedroomed Accommodation

- Communal Parking and Single Allocated Parking Space
- No Smoking & No Pets

LOCATION

16 Linton Court is a first floor apartment on the edge of Bromyard Downs, amidst beautiful countryside and just one mile from Bromyard.

BRIEF DESCRIPTION

From the courtyard, a recessed glazed inset door opens to a shared staircase with just one neighbouring flat leading up to a first floor landing with the front door opening to a Reception Hallway with newly-carpeted flooring, doors off to the Living Room with Juliette Balcony. An archway leads to the fitted Kitchen with new fridge, separate freezer, electric cooker and Hoover washing machine. A door to the Double Bedroom, again with Juliette Balcony and Family Bathroom, all benefiting from double glazing. Outside, there is a communal garden and a Single Allocated Parking Space.

SERVICES

Mains Electricity and Water. Private Drainage.

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 will need to supply contact details, this in turn will be sent to a third party to carry out the credit checks etc. You will also need to provide us with ID (one photographic), with a passport or driving licence and birth certificate.

DEPOSIT/RENT



jackson
property

01568 610600

info@bill-jackson.co.uk



**16 Linton Court
Linton
Bromyard
Herefordshire
HR7 4QJ**

A security deposit equalling one month's rent will 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

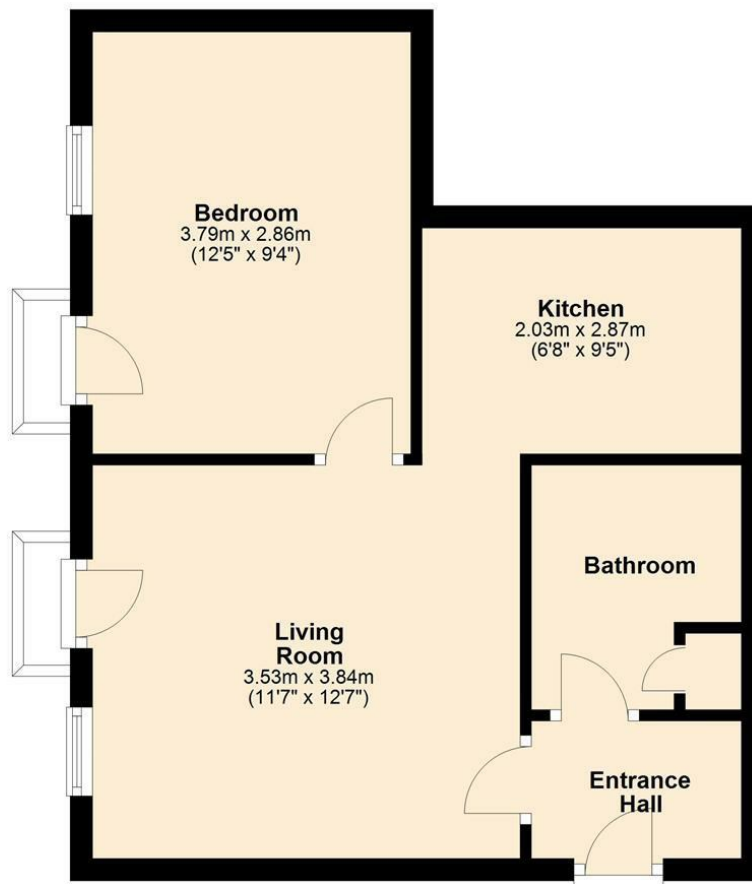
From Leominster, take the A44 on the Bromyard/Worcester Road, continue through to the town of Bromyard and just under one mile you will see the building on the right hand side, turn immediately right signposted Burley and Linton Court is the first building on your right.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-101) A			(12-15) A		
(81-91) B			(16-20) B		
(69-80) C			(21-25) C		
(55-68) D			(26-30) D		
(39-54) E			(31-35) E	31	31
(21-38) F			(36-40) F		
(1-20) G			(41-45) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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Ground Floor

Approx. 39.3 sq. metres (422.6 sq. feet)



Total area: approx. 39.3 sq. metres (422.6 sq. feet)

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

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