

Flat 1, 32 The Homend
Ledbury HR8 1BT

£595 pcm



- Set in the heart of Ledbury town centre.
- A spacious first floor apartment.
- Open/Plan Lounge/Kitchen.
- Two Bedrooms.

Ground Floor

Lobby

Access via a wooden door from The Homend, bin store, door to:

Inner Hall

with power and light connected, stairs lead to:

First Floor

Entrance Hall

with radiator, power points. Doors to:

Open Plan Lounge/Kitchen

Lounge Area: with two windows to front, radiator, power points, T.V point.

Kitchen Area: with range of laminate worktops with cupboards and drawers under, inset sink with drainer, built-in four ring

ceramic hob with oven under and stainless steel extractor hood over, space for washing machine and fridge, eye level wall cupboards, tiled splashbacks, power points, wall mounted Worcester central heating boiler.

Bedroom One

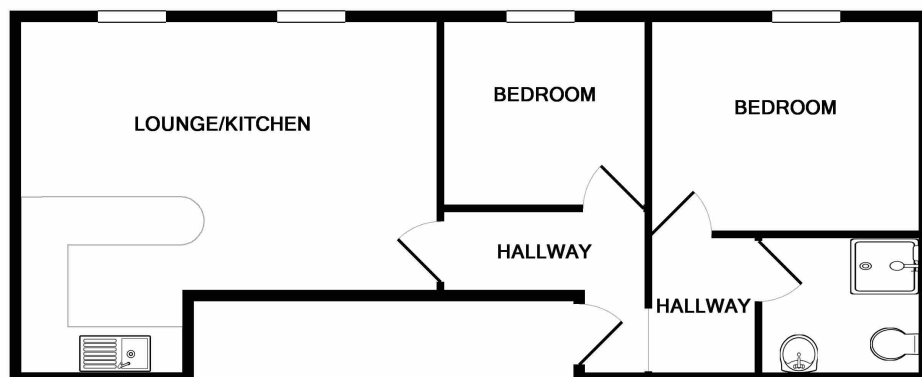
with window to front, radiator, power points.

Bedroom Two

with window to front, radiator, power points.

Bathroom

with shower cubicle, low flush w.c., pedestal wash basin, tiled splashbacks, extractor fan, radiator.



TOTAL APPROX. FLOOR AREA 546 SQ.FT. (50.7 SQ.M.)
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GENERAL INFORMATION

Tenure

Services

All mains service are connected.

Outgoings

Council Tax: Band A

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MONDAY - THURSDAY 9.00 am - 5.30 pm

FRIDAY 9.00 am - 5.00 pm

SATURDAY 9.00 am - 12:30 pm

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	67	71
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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