

Flat 1 16 Broad Street
Leominster HR6 8BS

£425 pcm



• TO RENT • Set in the heart of Leominster • Paved roof garden • Night storage heating

Ground floor

Entrance

Communal stairs lead to:

first floor

Personal front door to:

Sitting Room

3.67m x 3.99m (12' 0" x 13' 1") with arched Inglenook fireplace, Dimplex slimline night storage heaters, power points, exposed Oak timbers.

Kitchen

2.84m x 4.31m (9' 4" x 14' 2") fitted with a range of modern units comprising single drainer stainless steel sink unit with base units under, space and plumbing for automatic washing machine, range of laminated working surfaces with base units under, space for fridge/freezer, range of eye level wall cupboards, stainless steel extractor canopy, tiled surround to working surfaces, further laminated working surface with dresser style unit and glass display cabinet, exposed wall and ceiling timbers, window to rear, power points and cooker point. Part glazed door to:

Rear Lobby

with access to:

Roof garden area

Paved area providing ideal outdoor seating area.

Sliding double glazed patio style doors open from the sitting room into:

Bedroom

5.10m x 2.80m (16' 9" x 9' 2") with exposed wall and ceiling timbers, secondary glazed windows with outlook to Broad Street, wall light points and power points.

Bathroom

with white suite comprising panelled bath with electric shower over, tiled surround low flush W.C., pedestal wash hand basin, airing cupboard with lagged hot tank and fitted immersion heater.

Agent's Note

A director of Stooke, Hill & Walshe has a financial interest in this property.

Monthly rental

£425 p.c.m.

Deposit

£500

GENERAL INFORMATION

Tenure

To Rent

Services

Mains electricity, water and drainage.

Outgoings

Welsh Water annual bill (one third share to be paid every half year)

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.

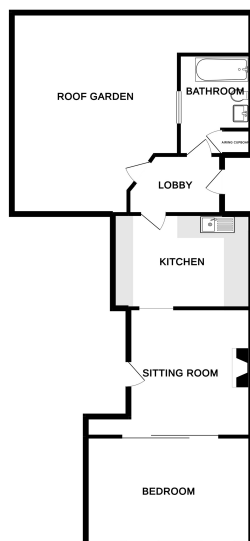
Opening Hours

MONDAY - THURSDAY 9.00 am - 5.30 pm

FRIDAY 9.00 am - 5.00 pm

SATURDAY 9.00 am - 12:30 pm

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. Prospective purchasers should verify all measurements and details for themselves before any prospective purchase. The services, fixtures and appliances shown here have been tested and no guarantee as to their quantity or efficiency can be given. (Made with SketchUp 2012)

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that:- (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.