



46C BROAD STREET, ROSS-ON-WYE, HR9 7DY

£520 pcm

EPC Rating 'D'

- Nicely presented first floor flat in town centre
- Two bedrooms, open plan kitchen/dining/sitting room
- Modern shower room and kitchen
- Communal outside area; public car parks nearby

Chartered Surveyors and Commercial Property Agents

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Tel: 01989 768555

6 High Street, Ross-On-Wye, Herefordshire, HR9 5HL

jackson 
preece

LOCATION

The flat can be accessed from Broad Street (via intercom access) or Sainsbury's car park. Both gates are securely closed with key fob entry system. Broad Street is in the very heart of the market town of Ross on Wye which offers all the usual amenities for a town of its size.

ACCOMMODATION

The flat is on the first floor and comprises:

Front door to Entrance Hall leading to:

Kitchen Fitted with range of base and wall units. Stainless steel sink, washing machine, electric cooker and space for fridge/freezer.

Open to **Sitting Room/Dining Room** with two sash windows to Broad Street.

Door to **Double Bedroom** with sash window over Broad Street.

Bedroom Two with window to rear.

From **Entrance Hall** door leading to the **Shower Room** with electric shower, WC, wash hand basin, airing cupboard and sash window overlooking courtyard and Sainsbury's car park

The flat benefits from electric heating throughout.



OUTSIDE

Communal Courtyard

EPC RATING - Band 'D'

COUNCIL TAX – Band A

SERVICES Mains water, electricity and drainage are connected to the property.

N.B. None of the appliances or services have been tested in the property and interested parties should satisfy themselves as to their suitability and safety.

RENTAL £520 per calendar month exclusive of all outgoings, payable monthly in advance by standing order

DEPOSIT The deposit of £520 will be held by the Deposit Protection Service

An application form should be completed and sent to the Agents prior to a viewing being booked. All viewings will be by prior appointment with the Sole Letting Agents, Jackson Preece - 01989 768555

IMPORTANT NOTICES

Services, Fixtures, Equipment, Buildings & Land – none of these have been tested by Jackson Preece Surveyors. Any interested party will need to satisfy themselves as to type, condition and suitability for purpose.

MISREPRESENTATION ACT

These particulars are prepared with care, but are not guaranteed and do not constitute, or constitute part of, an offer or contract. Intending purchasers must satisfy themselves of these particulars' accuracy by inspection or otherwise, since neither the vendor, nor Jackson Preece Surveyors, shall be responsible for statements or representations made. The Vendor does not make or give, and neither Jackson Preece Surveyors nor any person in their employment, has any authority to make or give any representation or warranty in relation to this property. We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them and we will endeavour to verify such information.