



**Sunderlands**  
Residential Rural Commercial

**Hereford 01432 356161**

hereford@sunderlands.co.uk

**Hay-on-Wye 01497 822522**

hay@sunderlands.co.uk

**www.sunderlands.co.uk**



## Flat 1 25a Widemarsh Street

, Hereford, HR4 9EA

**£875 Per Month**



Located in the City Centre of Hereford, a newly converted 2 Bedroom apartment offers benefits such as double glazing, modern features and built in appliances.

The property itself comprises of open plan Living Room/Kitchen, 2 Bedrooms and Bathroom.



## Entrance Hall

Leading to:

## Kitchen/Living Room

Open plan Living Room/Kitchen with matching base and head units, sink and appliances provided.

## Bathroom

With WC, sink and bath with shower over.

## Bedroom 1

With heater and window.

## Bedroom 2

With heater and window.

## Services

The Tenant(s) will be responsible for payment of water, drainage, electricity and council tax as applicable. Council Tax Band - TBC.

## Rent

Rent is payable monthly in advance on the first day of each calendar month.

## Deposit

The deposit is calculated as an equivalent of 5 weeks' rent.

## Viewing Arrangements

Thank you for your interest in letting a property through Sunderlands. Should you wish to view the property you will need to complete a Registration Form, which can be found on the following link:-  
<https://www.sunderlands.co.uk/residential/registration>  
We will not consider your application until we have a completed Registration Form. Once we have the form, we may invite you to view the property. If, after viewing the property, you wish to make a full application we will require further information to reference you.

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Lettings@sunderlands.co.uk

## Reference Procedure

Before viewing a property all prospective tenants will be required to complete a registration form. After viewing the property should they then wish to make a full application they will be required to fill out further forms and provide the following:

Photo ID (Passport, Driving Licence)

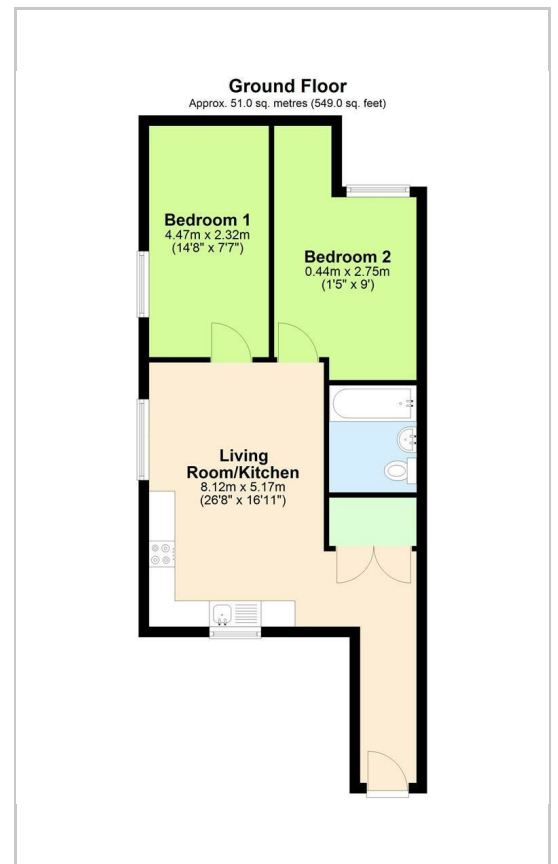
Proof of Income (copies of wage slips, Tax returns or accountants reference)

Residency ID (Current utility bill with name and home address)

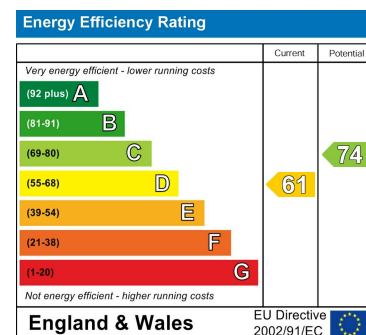
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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