



Sunderlands
Residential Rural Commercial

Hereford 01432 356161

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hay@sunderlands.co.uk

www.sunderlands.co.uk



5 Gwynne Gate Catherine Street

, Hereford, HR1 2ED

£1,100 Per Month



A well presented ground floor apartment which comprises of two bedrooms, bathroom and open plan kitchen/living area. The property has benefits such as gas central heating, allocated parking & built-in appliances.

Conveniently located close to the city centre and within walking distance of the railway station & county hospital.



Description

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Entrance Hall

With doors leading to:

Living Room/Kitchen

A light a spacious room with double patio doors to the front of the property. Fitted kitchen to one wall with island unit and base and eye level units with built in appliances.

Bedroom 1

With double glazed window, built in wardrobe & radiator. Door leading to:

En-Suite

With WC, sink & shower.

Bedroom 2

With double glazed window, built in wardrobe & radiator.

Utility

Storage space with plumbing for washing machine.

Bathroom

With WC, sink, bath with shower over, window & radiator.

Parking

Allocated parking for 1 car.

Rent

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

Services

The Tenant(s) will be responsible for payment of water, drainage, electricity, gas and council tax as applicable. Council tax band - B.

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.

Sunderlands

Lettings@sunderlands.co.uk

Reference procedure

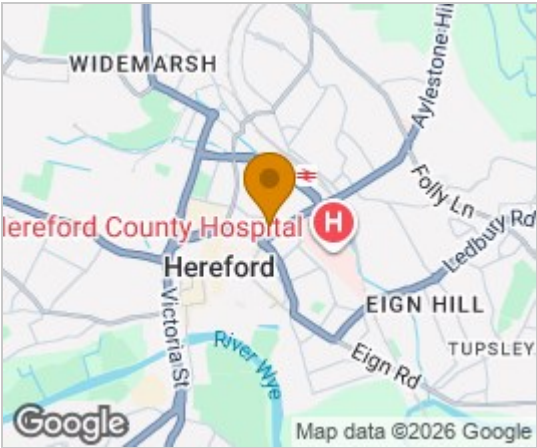
Before viewing a property all prospective tenants will be required to complete a registration form. After viewing the property should they then wish to make a full application they will be required to fill out further forms and provide the following:

Photo ID (Passport, Driving Licence)

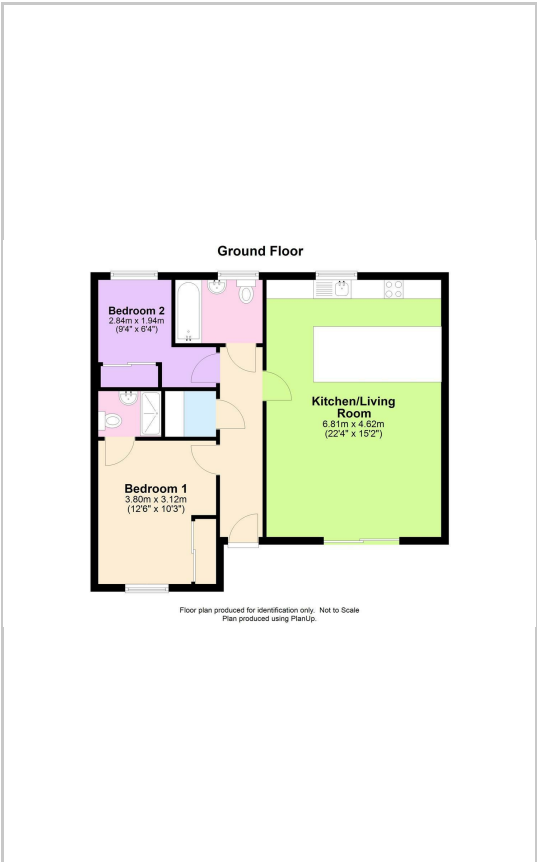
Proof of Income (copies of wage slips, Tax returns or accountants reference)

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

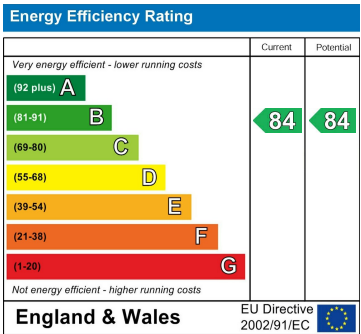
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.