Sunderlands
Residential Rural Commercial

Est. 1862

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12 Nicholson Court

Hereford, HR4 9LX

£650 Per Month

1 1 1

Purpose built, this well-planned accommodation with door entry-phone system and communal hall has recently been redecorated throughout. Immaculately presented throughout with newly installed electric panelled heating and newly refurbished kitchen, this one bedroom second floor apartment is located approximately 1.9 miles form Hereford city centre with a local bus service near by, convenient stores and doctors surgery. Parking space allocated.







Overview
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Entrance
Communal entrance leading to stairway. Front entrance, Inner hall with phone entry system. Hot water tank cupboard.

Bedroom
Double glazed window to side aspect. Newly installed Electric panel heater.

Bathroom
White fitted bathroom suite with electric shower, extractor fan, W.C and sink.

Lounge
Window to side aspect, newly installed electric panel heating, electric fireplace.

Kitchen
Recently refurbished fitted kitchen offering electric oven, hob, and extractor fan. Space for a fridge freezer and plumbing for a washing machine.

Outside
There are communal grounds and car parking, Bin Store and drying areas.

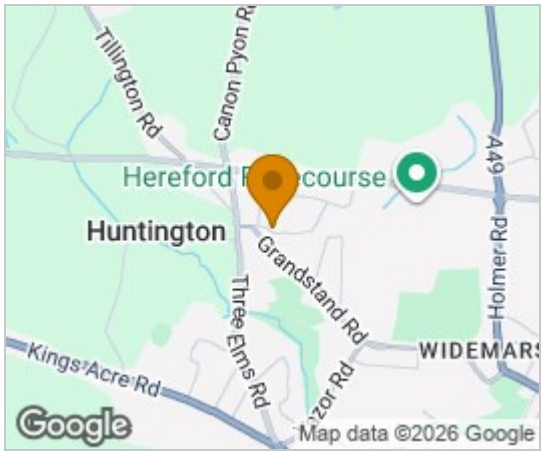
Utilities
Council tax band A. Mains water and electric.

Reference proceedure
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)

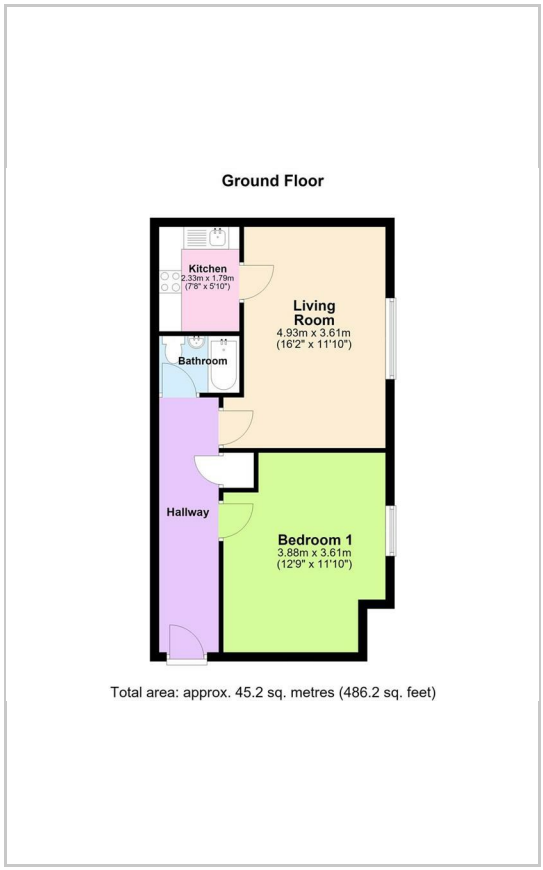
Rent & deposit
A rent of £650.00 is payable monthly and in advance. A deposit of £750.00 calculated at 5 weeks rent is required and will be registered with the TDS.

Viewing
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

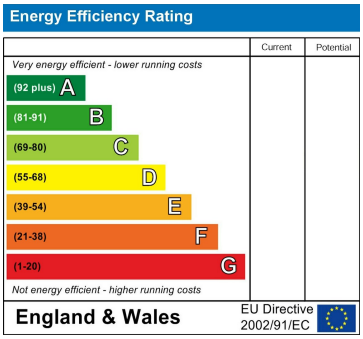
Area Map



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.

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