



Rent to buy - Two bedroom apartment in this former cottage hospital dating from C. 1891. The apartment has its own private entrance comprising of kitchen/lounge, bathroom, 2 bedrooms and storage cupboard. Also benefits from gas central heating, off road parking and communal gardens.

Entrance Hall

Stairs to front door, entrance hall doors to kitchen/lounge and bathroom, stairs down to ground floor

First Floor

Kitchen/lounge

17'4" x 11'9" (5.3 x 3.6)

Secondary-glazed sash windows to rear, fitted wall and base units, laminated work surfaces, stainless steel single drainer sink unit with mixer tap and lounge area

Bathroom

7'6" x 8'6" (2.3 x 2.6)

Obscure double-glazed windows to side elevation, white suite comprising bath with shower attachment, pedestal hand wash basin and WC. Partly tiled walls, shaver point and light.

Ground Floor

Bedroom One

11'9" x 8'6" (3.6 x 2.6)

Bedroom Two

11'9" x 8'2" (3.6 x 2.5)

External

RENT TO BUY

80% market rent - £540pcm

Deposit - £623.07

You must have a local connection to Ledbury, Hereford

You must be looking to purchase the property in the future

Full referencing and credit checks will be carried out in the normal way

Two Rivers Housing

TwoCan estate agents are advertising this property on behalf of Two Rivers Housing. Two Rivers Housing are the owners of Twocan and the Centigen brand.

Disclaimer

All measurements are approximate. We have not checked the serviceability of any appliances, fixtures or utilities (i.e. water, electricity, gas) which may be included in the sale. We cannot guarantee building regulations or planning permission has been approved and all prospective purchasers should satisfy themselves on these points prior to entering into a contract. Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E		55
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

