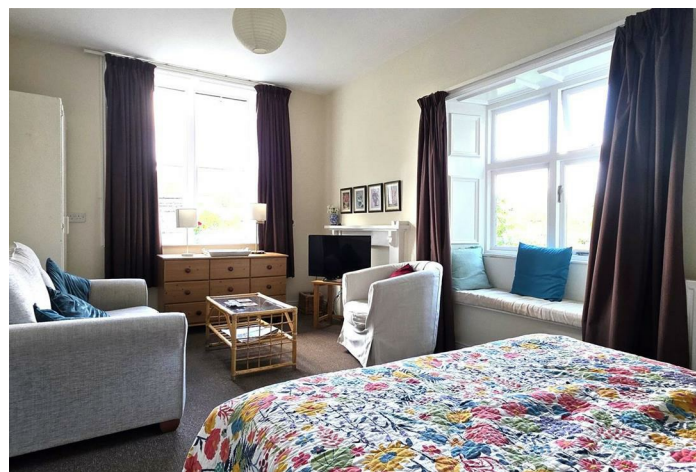




Studio (EPC Rating: D)

THE SCHOOL HOUSE FLAT THE SQUARE, KINGTON, HR5

2DA

£695 Per Calendar Month Plus Services



1 Bedroom Studio located in Kington

| One Bedroom Studio Flat | Kitchen / Diner | Shower Room | Communal Pretty Cottage Gardens | Furnishings Available If Required | EPC Rating D | Available For Occupation October 2026 |

The Property

Located within a pleasant setting of the market town just off The Square / Doctors Lane. The School House flat forms part of the School House residence.

From the gated entrance of the property accessed from street level, proceed up the steps to right hand side of the courtyard and through the inner door. Proceed down the steps through into the communal gardens following the pathway round and up the steps to the right hand side leading to the flat's entrance doorway.

The entrance door opens in a hallway and leads through to kitchen diner. The kitchen offers a selection of base and wall mounted cabinets, sink, cooker, under counter fridge/freezer unit, splashback wall tiling, window to front and vinyl flooring. There is space for a compact dining table and chairs.

A door leads through to the sitting room / bedroom with windows to front and side, TV aerial and panel radiator.

There is also a shower room with WC, pedestal wash hand basin, shower cubicle, wall mounted shelving, wall mounted mirror, light with shave point, splashback wall tiling and vinyl flooring.

Outside there is a communal garden which is heavily planted to create a most pleasant green space along with a patio seating area.

Agents Note

The landlord is unable to accept children or pets for this listing as the accommodation is not suitable. Single occupancy is recommended.

Furnishings

The flat does currently have various items of furniture and therefore should any incoming tenant require any items this can be discussed with the landlord direct on viewing.

Affordability And Household Income

To qualify for the income requirements when applying for this property our referencing company require proof of a minimum household income of £20,850.00. Should a guarantor be required to support an application, an income of £25,020.00 would be required.

Services And Expenditure

Services - Mains electricity, drainage and water. Mains gas central heating.

Services will be billed to the tenant at fixed monthly rate and to a fair usage policy. Electricity will be at the rate of £40.00 per month, gas at £60.00 per month and water at £20.00 per month. The services will be payable when settling the monthly rent to the landlord direct.

Hereford County Council - Tax - Band A - TBC

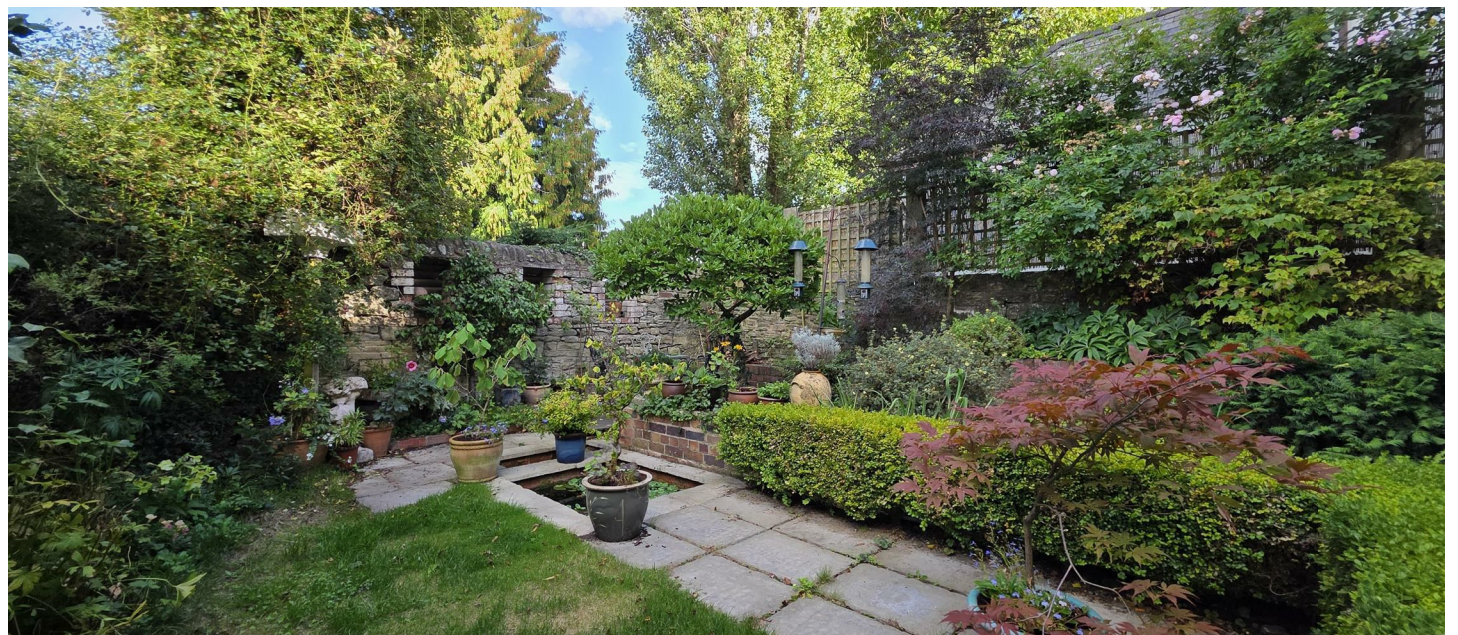
Broadband Connectivity - Use of the landlords broad will be available free of charge.

Tenancy Information And Permitted Payments

For information and payments in relation to the property please follow the Tenancy Information link. This can be found above or below the asked rent when visiting Rightmove, On The Market and Zoopla. If viewing on our own website this information can be found by selecting Tenant Guide from the To Let drop down menu.

Viewings

In order to request a viewing we ask that all applicants complete our Pre-Qualifying application through our referencing and tenancy platform Goodlord.



FLINT AND COOK HEREFORD LETTINGS | 22 BROAD STREET, HEREFORD,
HEREFORDSHIRE, HR4 9AP

Ground Floor

Approx. 41.1 sq. metres (442.7 sq. feet)

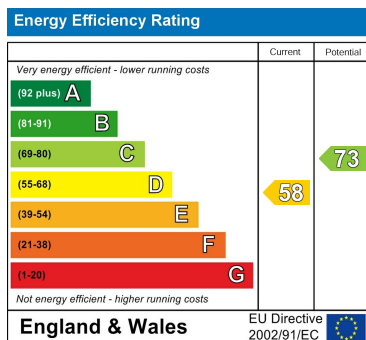


Total area: approx. 41.1 sq. metres (442.7 sq. feet)

Council Tax Band

A

Energy Performance Graph



Call us on

01432 355455

lettings@flintandcook.co.uk

<https://www.flintandcook.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

