

£695 per month

Apartment 2, Eastnor House, Worcester  
Road, Ledbury, HR8 1PL

**JE** JESSAVA ESTATES

A well presented, ground floor apartment which is ideally located in Ledbury town centre, within easy walking distance of all local amenities. The accommodation briefly comprises; spacious entrance hall, lounge with feature fireplace, kitchen with oven and hob, double bedroom and shower room. The property further benefits from private entrance, gas central heating, and an allocated parking space. Available now, unfurnished.

**ENTRANCE HALL - 3.8m x 2m**

Entered via a private front door into a spacious entrance hall with cloaks cupboard, tiled floor and radiator. This could be used a small office area.

**KITCHEN - 3.4m x 2m**

Fitted kitchen with wood effect wall and base units, stainless steel sink with mixer tap, roll top laminate surface, electric oven and ceramic hob, space for appliances  
Double glazed window, tiled flooring, radiator and double doors opening to;

**LOUNGE - 5m (widening to 5.4) x 3.6m**

With single glazed window plus secondary glazing, carpeted floor, feature stove, radiator and shelved alcove.

**BEDROOM 1 3.9m x 3.2m**

With single glazed window plus secondary glazing, carpeted floor, feature decorative fireplace, radiator, fitted cupboard.

**SHOWER ROOM**

Matching white suite comprising of wash hand basin, wc, shower cubicle with mixer shower. Tiled floor, double glazed window and heated towel rail.

**PARKING**

One allocated parking space.

**COUNCIL TAX BAND – A**

**EPC – C**

**TENANCY DETAILS**

**SERVICES:** Mains Electricity, Gas, Water and Drainage were laid on to the property and connected at the time of our inspection. The tenant will be responsible for payment of electricity, gas, council tax and water bills.

**LEASE:** The property is available on an initial twelve-month Assured Shorthold Tenancy which may be renewed if all parties are in agreement. The tenant will be responsible for the interior up-keep of the premises. No smokers. No pets. The rent is to be paid monthly (in advance) by standing order.

**APPLICATION INFORMATION:**

We require photo ID for all adults living at the property (including dependents over 18) and visas/share codes if you are not an UK Resident.  
The deposit is equivalent to 5 weeks rent and will be protected by MyDeposits

**HOLDING FEE:** Once you have filled out your application a holding fee will be required to secure the property until your move in date. This will be equal to 1 weeks rent. Should your application be successful it will be deducted from your first month's rent. Should you fail referencing due to providing false information or back out of the application, this fee will be non-refundable.

**VIEWINGS:** By appointment with the agent. Viewing are available in office hours as well as weekends and evenings on Wednesdays and Thursdays.

**Ground Floor**  
Approx. 49.8 sq. metres (536.3 sq. feet)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 70 C    | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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