

# TO LET

## APARTMENT 1 GAVEL HOUSE MARKET STREET LEDBURY HEREFORDSHIRE

*Pughs*

ESTATE AGENTS & VALUERS

Hazle Meadows Auction Centre, Ross Road,  
Ledbury, Herefordshire, HR8 2LP  
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- 1 double bedroom
- Spacious living area
- Modern fittings and fixtures
- Energy Rating 'B'
- Close to Local Amenities
- Available mid January 2020

## £500 Per calendar month

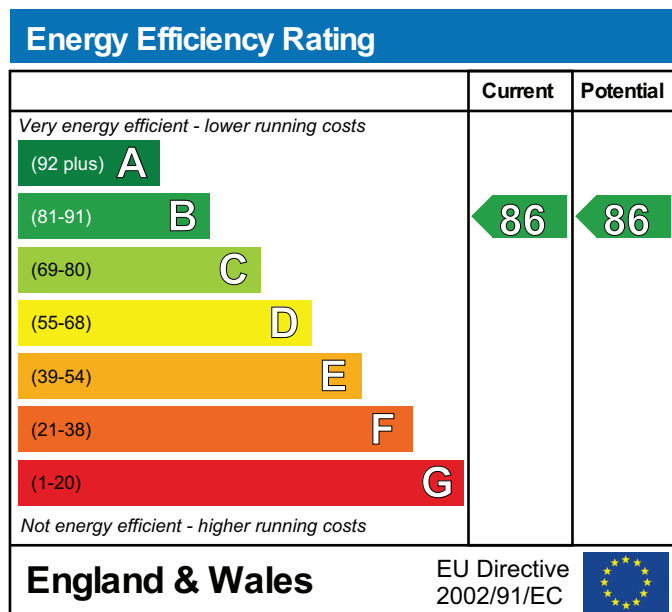
# Energy Performance Certificate



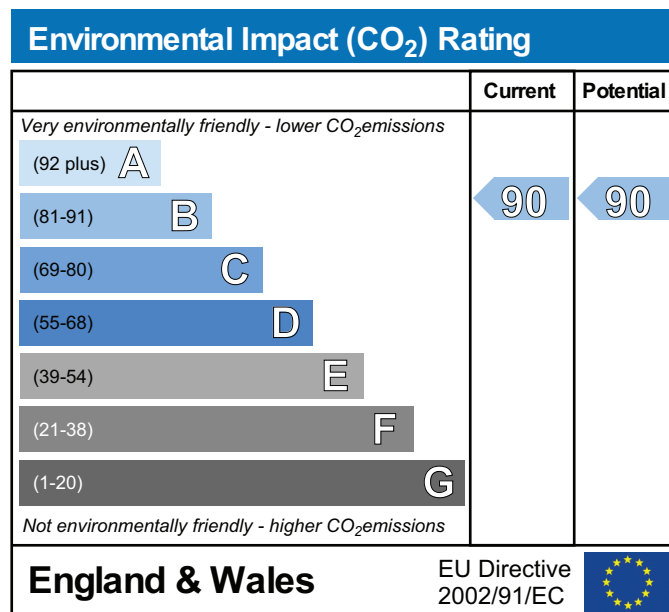
Flat 1  
Newmarket House  
Market Street  
LEDBURY  
HR8 2AQ

Dwelling type: Mid-floor flat  
Date of assessment: 08 August 2011  
Date of certificate: 23 September 2011  
Reference number: 0098-3807-6415-9329-5941  
Type of assessment: SAP, new dwelling  
Total floor area: 51.42 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	70 kWh/m <sup>2</sup> per year	70 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	0.7 tonnes per year	0.7 tonnes per year
Lighting	£33 per year	£33 per year
Heating	£208 per year	£208 per year
Hot water	£70 per year	£70 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk](http://www.energysavingtrust.org.uk)

## **Apartment 1, Gavel House, Market Street, Ledbury, Herefordshire, HR8 2AQ**

A recently built first floor apartment located on a no through road near Ledbury's picturesque town centre. The apartment has modern fixtures and fittings, ideal for single occupancy or couple. No pets or children

The accommodation comprises of:

### **HALLWAY**

Entrance intercom, radiator, carpet

### **BEDROOM 3.7M X 3.2M (12'2" X 10'6")**

Radiator, mock sash window, carpet

### **LIVING AREA:**

### **KITCHEN 2.7M X 2.5M (8'10" X 8'2")**

Incorporating fitted wall and base units comprising stainless steel sink with drainer, washing machine, four ringed gas hob with extractor fan above, gas grill, gas oven, fridge freezer, tiled splash back, Worcester condensing boiler, radiator, Sash window

### **DINING/LIVING ROOM 7.6M X 4M (24'11" X 13'1")**

Three sash windows, two radiators and Caramel carpet

### **BATHROOM**

White suite comprising of W.C, hand basin, shower cubicle, heated towel rail

### **SERVICES**

We understand from the vendor that mains water, gas, electricity and drainage are connected to the property. Gas fired central heating. Telephone subject to BT regulations.

### **RENT**

£500 per calendar month exclusive

### **COUNCIL TAX**

BAND A. Rates payable £1303.43 (2019/20)  
(Herefordshire Council 01432 260000)

### **VIEWINGS**

Strictly by appointment with the Sole Letting Agents on Tel. 01531 631122.  
Out of office hours contact Jason Thomson 07710 757489

### **RIGHT TO RENT REGULATIONS**

To comply with Right to Rent Regulations, prospective tenants will be asked to produce identification documentation and proof of residency at the time of making an application

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## LOCATION MAP



## DIRECTIONS

From town centre turn left in to Bye Street and first left in to Market Street and the property can be found third on the right above the agents offices.

## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		86	86
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>		90	90
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### AGENTS NOTES

Pughs has joined the Tenancy Deposit Scheme, TDS. It guarantees protection of the deposit; and a fair, independent and expert assessment and settlement of any disputes over its return at the end of a tenancy. This is sometimes needed when landlords and tenants are totally unable to agree the amount due for damage, dilapidation or loss at the end of a tenancy.

The Scheme will allow us to continue to hold your deposit. If there is a dispute over how it should be allocated which we cannot settle, we will be able to refer it to the Independent Complaints Examiner. He will adjudicate within 10 working days of receiving all the necessary papers. There will be no additional charge for the adjudication for future tenancies that are covered by the Scheme.

### TENANCY AGREEMENT

All lettings subject to satisfactory references, signing of tenancy agreement and payment of following monies.

The tenancy agreement will be set up on an initial six-month period or shorter by agreement.

Full references required prior to an application being approved, along with a deposit of one months rent (refundable upon departure with a satisfactory inspection of the property by the landlords at the end of the tenancy agreement).

For clarification we wish to inform prospective purchasers/tenants that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy/rent, please contact us before viewing the property.

Pughs, for themselves and for the vendors or Lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of the agent has any authority to make or give any representation or warranty whatever in relation to this property.

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