



Trivett Hicks



60 Nicholson Court, Hereford, Herefordshire, HR4 9TD

£695 PCM



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HR4 9TD

Trivett Hicks is pleased to offer this one bedroom apartment To Let, which is situated to the north of Hereford City in the popular area of Bobblestock. This well presented one bedroom apartment comprises: entrance hall, living room, fitted kitchen, bathroom and a bedroom. The property benefits from off road parking and communal gardens.

Bobblestock has local amenities that include; supermarket, newsagent, doctors surgery and a regular bus service to the more comprehensive facilities of Hereford City centre.

More photos to be added shortly.

#### FULL DETAILS

#### SPECIAL CONDITIONS

No Pets

No Smokers

#### COUNCIL TAX

Band A £1619.24 2026/2027 (A reduction may be applicable for single occupancy).

#### RESERVATION & HOLDING DEPOSIT

Registration form to be completed prior to viewing.  
Please see full Terms and Conditions attached to registration form.

Holding deposit to be paid prior to referencing and then returned on day of sign up.

The Deposit is equal to 5 weeks rent upon signing the tenancy agreement.

#### TO VIEW

To arrange a viewing you must complete our Registration Form. Viewings are strictly by arrangement with the Letting Agents Trivett Hicks, 10 St Peters Street Hereford Tel: 01432 274300.

#### DIRECTIONS

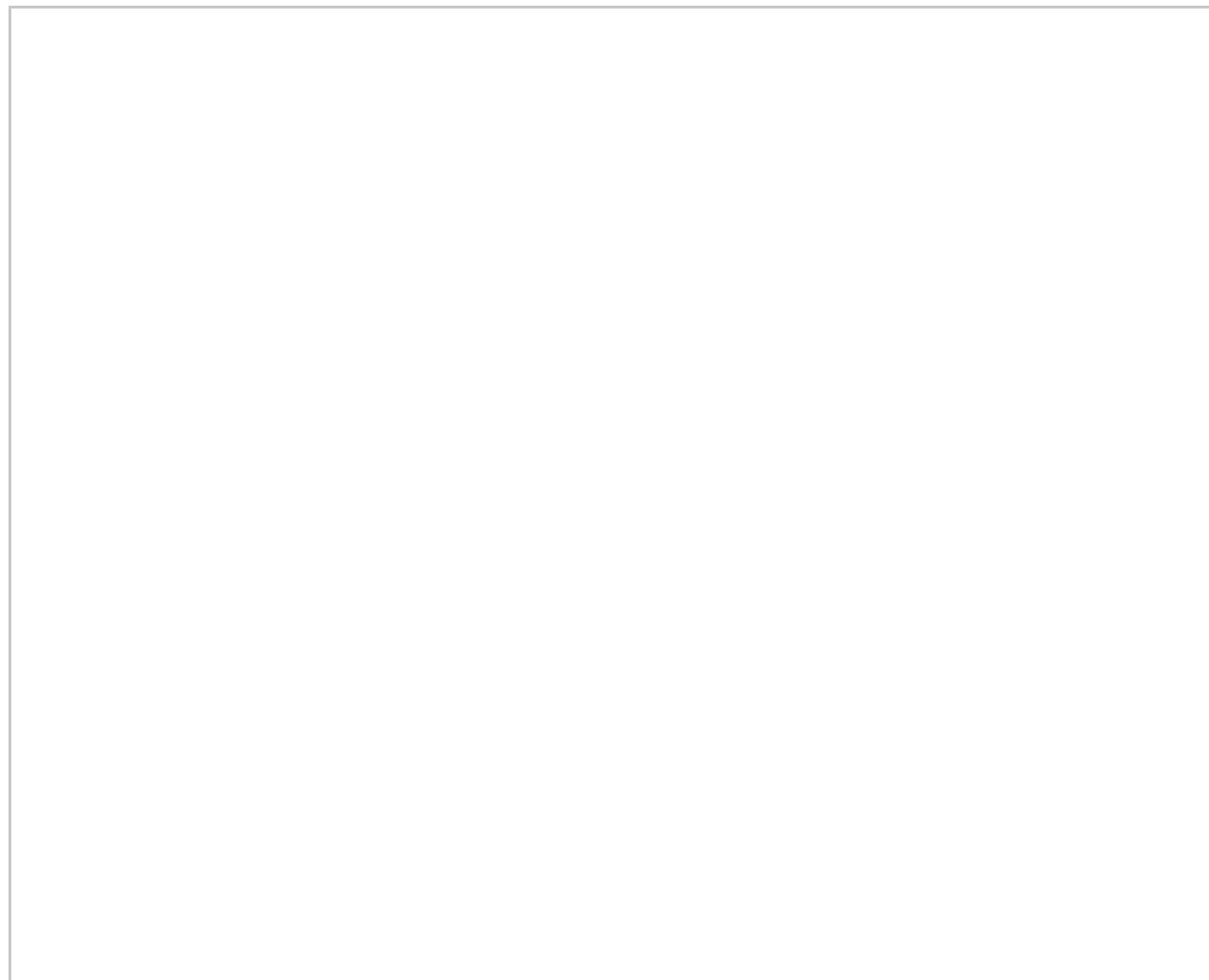
Leave the city on Eign Street passing Steels garage, proceed along this road until you reach the roundabout. Take the fourth exit into Yazor Road at the next roundabout take the first exit into Grandstand Road. At the junction opposite the supermarket, turn right into Sandown Drive, continue on this road and Nicholson Court will be found on the left hand side.

N.B



None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective tenants satisfy themselves as to their condition, efficiency and suitability. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors. All measurements are approximate. We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them, and we will endeavour to verify such information.

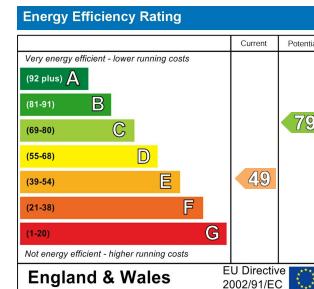
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Trivett Hicks (Hereford) Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

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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