



Trivett Hicks



BRITISH  
PROPERTY  
AWARDS

2022



GOLD WINNER

ESTATE AGENT  
IN ROSS-ON-WYE

10 Swan House, Ross-on-Wye, Herefordshire, HR9 7FY

£670 Per Calendar Month



10 Swan House, Ross-on-Wye,  
Herefordshire, HR9 7FY

Swan House is an attractive period building situated on the fringes of the town centre which was originally built in 1876, as a prominent hotel for the town, but has more recently been converted, in 2013, into 14 high quality apartments. The building offers lift access to the first and second floors and is just a few minutes walk from all the amenities of the town centre.

This property is a modern one bedroom apartment situated on the second floor, which benefits from traditional sash windows with secondary glazing and gas central heating. The accommodation comprises entrance hall, open plan lounge/kitchen with gas hob and electric oven, double bedroom and a fully fitted bathroom with shower-bath.

This property also benefits from a secure basement storage room, accessed internally, which is most useful for storage of additional items or outdoor equipment. Outside, to the rear, there is a communal paved courtyard for the use of all residents and access to the bicycle storage and communal bin store.

Available for viewings now.

**SPECIAL CONDITIONS**

No Housing Benefit  
No Smokers  
No Pets  
No Children  
Ideally suited for single occupancy

**COUNCIL TAX**

Council Tax Band 'A'

**LOCAL AUTHORITY**

Herefordshire Council 01432 260000

**TO VIEW**

Please contact us on 01989 768666 to arrange a viewing

**DIRECTIONS**

From the Market House in the centre of Ross town proceed along High Street, in the direction of Wilton. At the junction turn right into Edde Cross Street and the entrance to the property will be found on the right hand side.





#### IDENTIFICATION

In order for the referencing process to commence, formal Identification is required. All adults living in the property will be required to provide Trivett Hicks with the following accepted documents;

#### PASSPORT

NATIONAL IDENTITY CARD (current or expired) showing that you as the holder is a national of the EEA (European Economic Area) or Switzerland

REGISTRATION CERTIFICATE (current or expired) certifying or indicating permanent residence issued by the Home Office

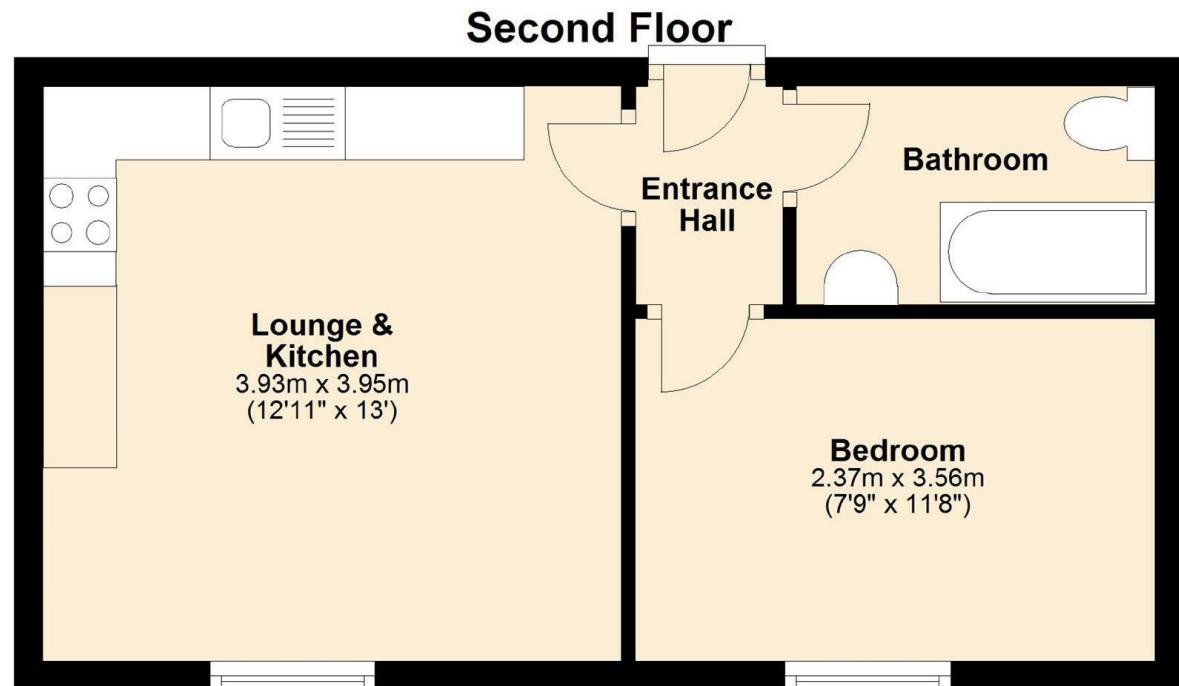
PERMANENT RESIDENCE CARD issued by the Home Office

BIOMETRIC IMMIGRATION DOCUMENT issued by the Home Office

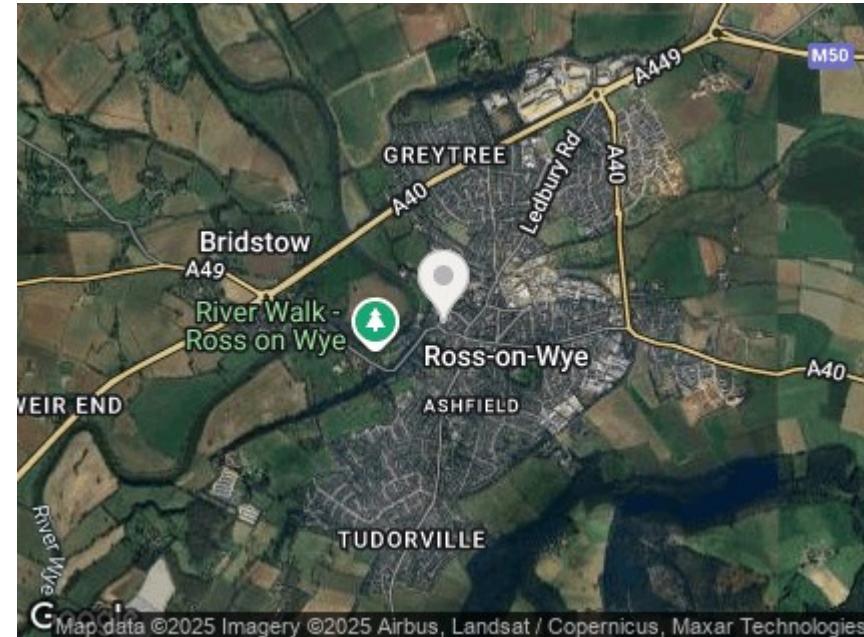
#### N.B.

None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers 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 TrivettHicks, 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

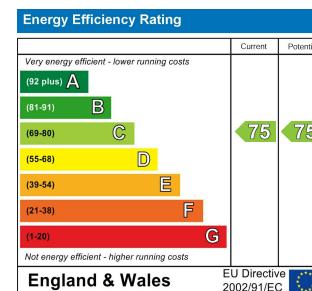
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Trivett Hicks (Ross-On-Wye) Office on 01989 768666 if you wish to arrange a viewing appointment for this property or require further information.



### Hereford

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