



The Annexe, Park House St. Edwards Walk, Cheltenham, GL53 7RS

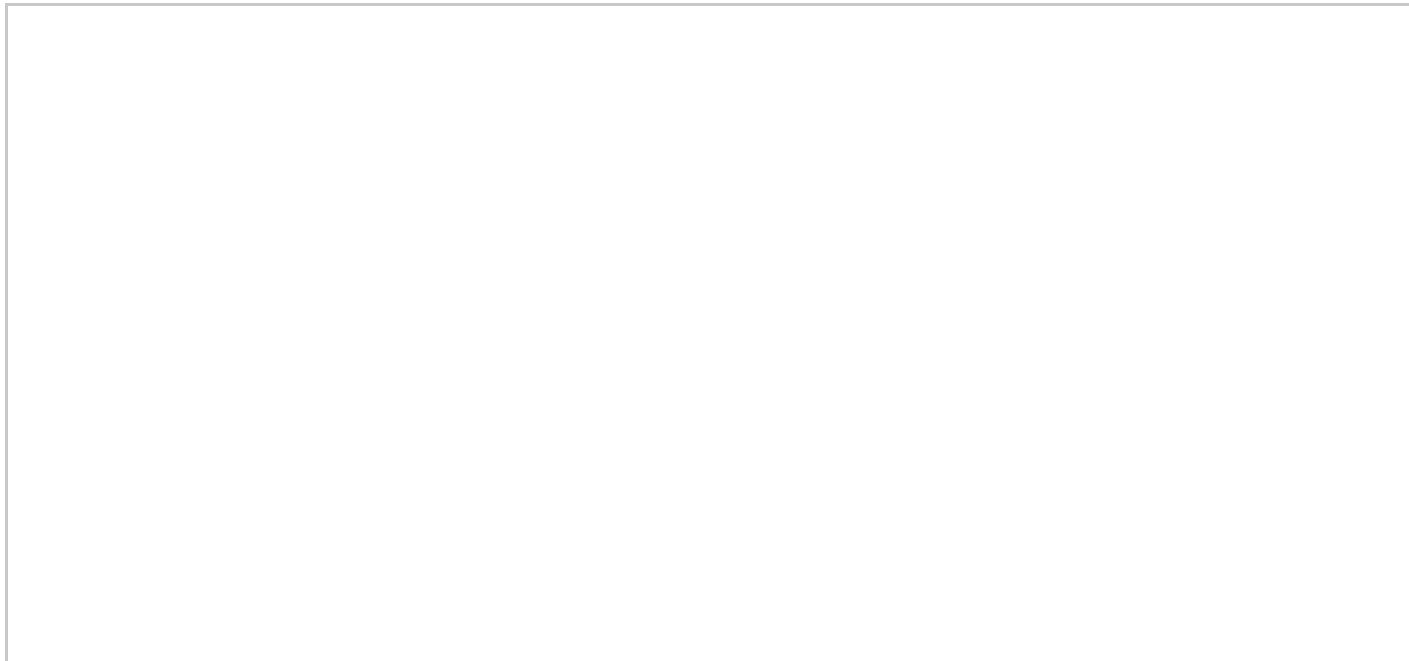
£1,495 Per month

**TO LET**





- Two Double Bedrooms
- Furnished
- Inclusive of Utilities, Council Tax & Broadband
- Suitable for a single person or couple only
- Council Tax Band - Included in the rent
- Two Bathrooms
- Off Road Parking
- Open Plan Living
- Shared Laundry facilities
- EPC Rating - D



## Directions

## THE PROPERTY

A two bedroom, furnished annexe located in Charlton Kings within easy reach of the village centre and a mile from the Town Centre.

Internally the property has a modern open plan living / dining room into a fully fitted kitchen with appliances, there are two double bedrooms, en suite shower room to the master bedroom and a further shower room. The property is warmed by underfloor heating throughout.

Externally there is parking for one car and further parking would be available on street.

The Tenant will have access to laundry facilities and the garden of the main residence subject to prior agreement with the Landlord. The rent will include all utilities, council tax and broadband.

PLEASE NOTE - The Annexe is to be let on an Excluded Tenancy Agreement (Lodgers Agreement) as some facilities are shared with the main residence. The Landlords occupy the main house and their ideal tenant would be a single professional person or couple who like dogs and would be willing to assist with care of their pet spaniel when they are out of town. Sharers and children will not be considered at this property.

## SITUATION