



**23 GLOUCESTER PLACE  
CHELTENHAM  
GL52 2RN**

**OFFERS IN EXCESS OF £495,000 - FREEHOLD**

**CHELTENHAM BOROUGH COUNCIL B**





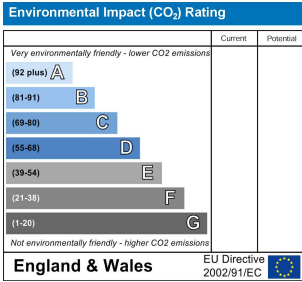
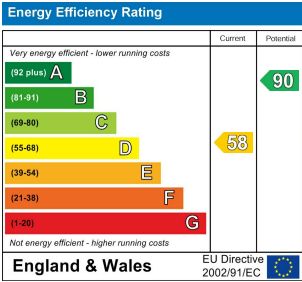
**\*\*\*SUPERB INVESTMENT OPPORTUNITY \*\*\*** Custom designed HMO – currently arranged as a Six Bedroom Student property situated in the very centre of Cheltenham. The accommodation can be let as a group of six, or as individual rooms. The property benefits from Under-Floor Heating, every room has its own thermostatic control. There are Two Bedrooms on each of the three floors and each room has a Fitted Double Wardrobe, Three Quarter width Bed, Desk and Chair . There are Three Spacious DOUBLE SHOWER ROOMS (one on each floor), so every student is only ever sharing with one other person. The Fully Fitted Kitchen includes good quality White Goods and there is a Dining Area with Table and Chairs, plus a separate Lounge with Smart TV and an outside Courtyard area, ideal for socialising. THE PROPERTY IS OFFERED ON A FURNISHED BASIS currently let at £495.00 Per Room per Month and includes all bills, plus high speed broadband. We believe rent achievable is more likely £550 per month currently.

- SIX STUDENT ROOMS AVAILABLE
- INCLUSIVE OF ALL BILLS (Including Internet)
- MODERN FINISH
- LARGE SHOWER ROOM ON EACH FLOOR
- ALL DOUBLE BEDROOMS WITH DOUBLE WARDROBES
- FULLY FURNISHED
- TOWN CENTRE LOCATION
- KITCHEN WITH APPLIANCES
- LOUNGE WITH T/V
- REAR COURTYARD













**Council Tax:** We are informed by Cheltenham Borough Council that the property is in Band B.

**Services:**

We are informed by the seller(s) that there is mains water, gas, electricity and drainage currently connected (to be confirmed).

**Tenure:** Freehold

**Viewing:** By appointment with the Sole Agents

**All information subject to legal confirmation**

**Important Notice: SureLet Cheltenham Ltd have not tested any apparatus/installations/ services and cannot vouch for their condition. We therefore strongly recommend that their condition is verified by prospective purchaser(s) through surveyors or solicitors.**

**Money laundering regulations:** To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the Seller(s).

**SureLet Cheltenham Ltd** may offer to assist in arranging insurance or other products/services and/or mortgages and may be entitled to receive commission in respect of any services provided. It is your decision whether you choose to deal with a company or service we recommend to you. In making that decision, you should know that we may receive referral fees worth between £200 and £1500 per annum.

**Sure Property Group 23 Bath Street, Cheltenham, Gloucestershire, GL50 1YA**  
**01242 261222/ 241200**  
**info@surecheltenham.co.uk**  
**www.surecheltenham.co.uk**

**SureLet – Cheltenham Ltd T/A Sure Property Group Cheltenham**  
**Registered in England No. 06926339 VAT Registration No. 975 5237 84**