



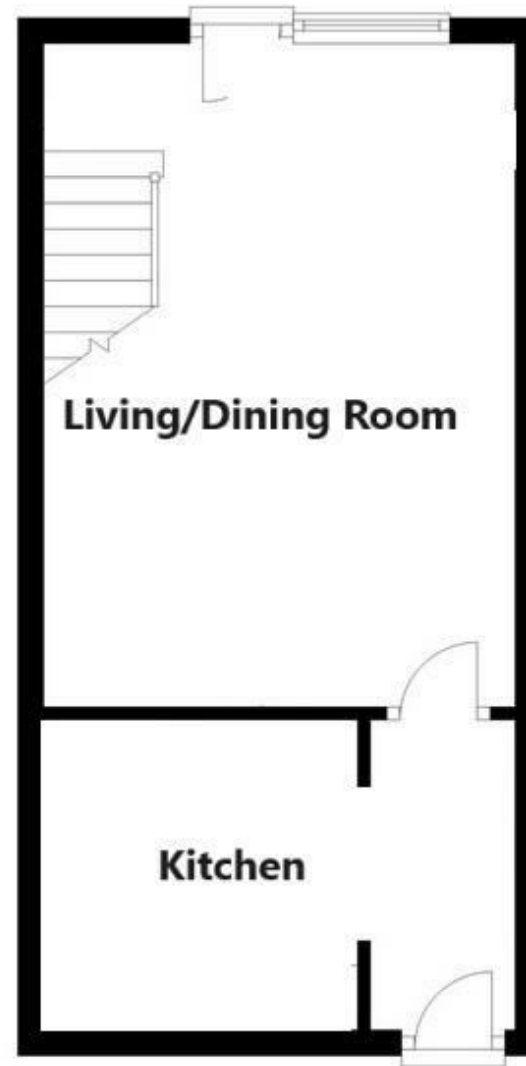
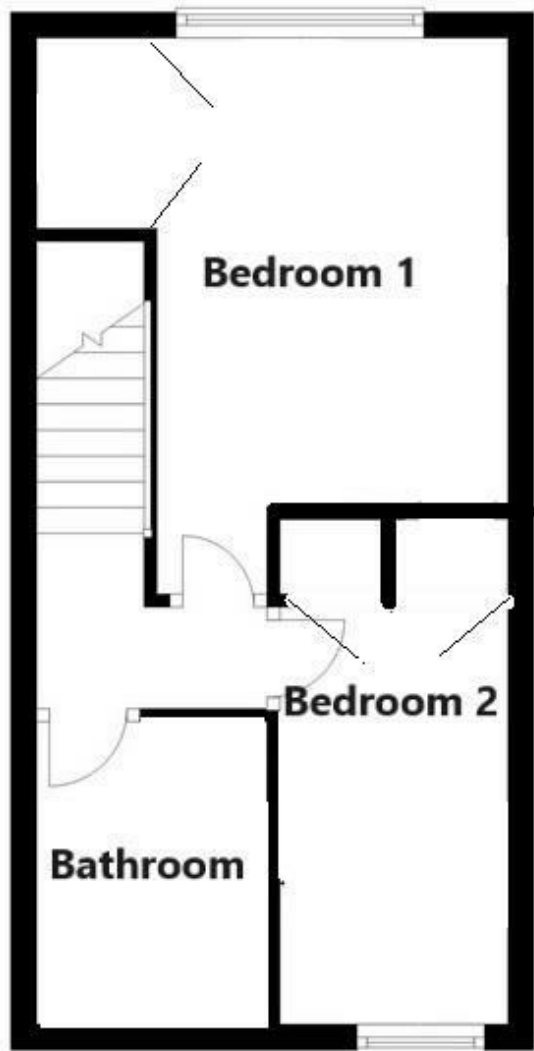
Sure
Property Group
Cheltenham



28 MEADOW CLOSE, CHELTENHAM, GL51 0TZ

£1,200 PER CALENDAR MONTH

CHELTENHAM BOROUGH COUNCIL TAX BAND B



FLOORPLAN FOR GUIDANCE ONLY - NOT TOO SCALE



Video Tour available on request New to the market, end of terrace property presented in good condition throughout - early viewing is advised.

The property briefly comprises of entrance hall, kitchen with fridge/freezer and oven/hob, living/dining room, two bedrooms (both with wardrobes/cupboards) and a re-fitted bathroom with shower over bath.

Further benefits include a good size garden with a pedestrian side entrance, off road parking to the front for 2 vehicles, double glazing and gas central heating.

Conveniently located and close to GCHQ. Available on an unfurnished basis for 21st May '26.

Tenant Fees & Charges (for tenancies signed after 1st June 2019)

PRIOR TO TENANCY

Holding Deposit: Equivalent to 1 weeks rent

Deposit: Equivalent to 5 weeks rent for rent under £50,000 or 6 weeks for rents if £50,000 and above

1st months rent: 1st month's rent (less holding deposit previously paid)

DURING TENANCY (if applicable)

Changes to tenancy agreement: £50 inc vat (ie. change of occupier etc)

Replacement for lost keys/security device: Reasonable cost of replacement

Early release from tenancy: If agreed by landlord, remainder of rent until end of tenancy or new tenant moved in plus re-letting costs

Arrears: 3% above Bank of England base rate interest for arrears over 14 days

Utility payments: Where written in tenancy agreement for utilities, TV licence, council tax, communication service etc

Pets: Pets cannot be considered unless stated in the property advert

Client Money Protection (CMP): Safeagent

Redress scheme: The Property Ombudsman

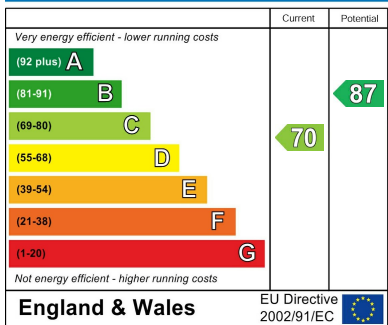






Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy Efficiency Rating



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