



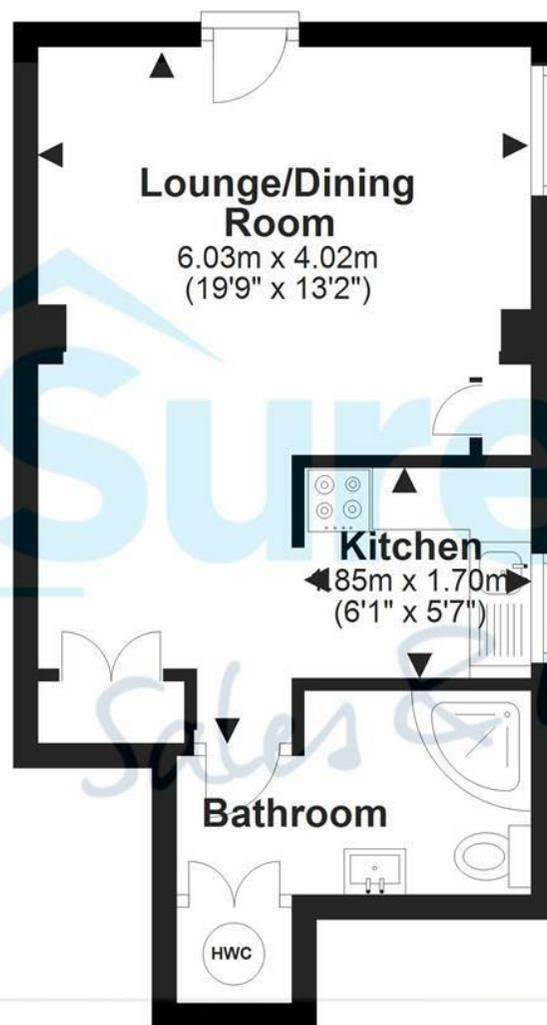
**FLAT 2 CADOGAN HOUSE, 50 -52 ALL SAINTS ROAD, CHELTENHAM, GL52  
2HA**

**£775 PCM**

**CHELTENHAM BOROUGH COUNCIL COUNCIL TAX BAND A**

## Ground Floor

Approx. 27.0 sq. metres (290.1 sq. feet)



Total area: approx. 27.0 sq. metres (290.1 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.

Plan produced using PlanUp.



**\*\* IN THE FIRST INSTANCE PLEASE EMAIL YOUR ENQUIRY \*\***

A highly recommended GROUND FLOOR STUDIO APARTMENT located in the highly sought after location of PITTVILLE. The studio is situated at the rear of the property with its own entrance door at the rear of the building over-looking the communal gardens and comprises of a Large Lounge/Sleeping Area, recently Fitted Kitchen with a window to the side aspect and a shower room.

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: Via separate negotiation. Please provide details of the pet and also if your prepared to have additional pet damage clauses added to your contents insurance.

Client Money Protection (CMP): CMP Client Money Protect

#### Local Authority

Gloucestershire

#### Council Tax

Band: A  
Annual Price: £1,438

#### Conservation Area

Central

#### Flood Risk

No Risk

#### Floor Area

#### Plot Size

0.02 Acres

#### Mobile Coverage

EE   
Vodafone   
Three   
O2 

#### Broadband

Basic 9 Mbps  
Superfast 80 Mbps  
Ultrafast 9000 Mbps

#### Satellite / Fibre TV Availability

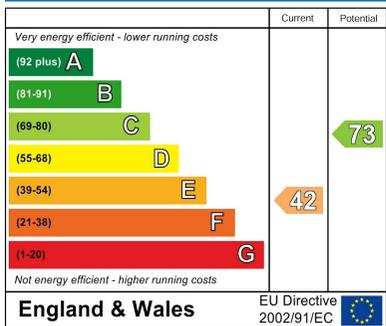
BT   
Sky   
Virgin 







**Energy Efficiency Rating**



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