



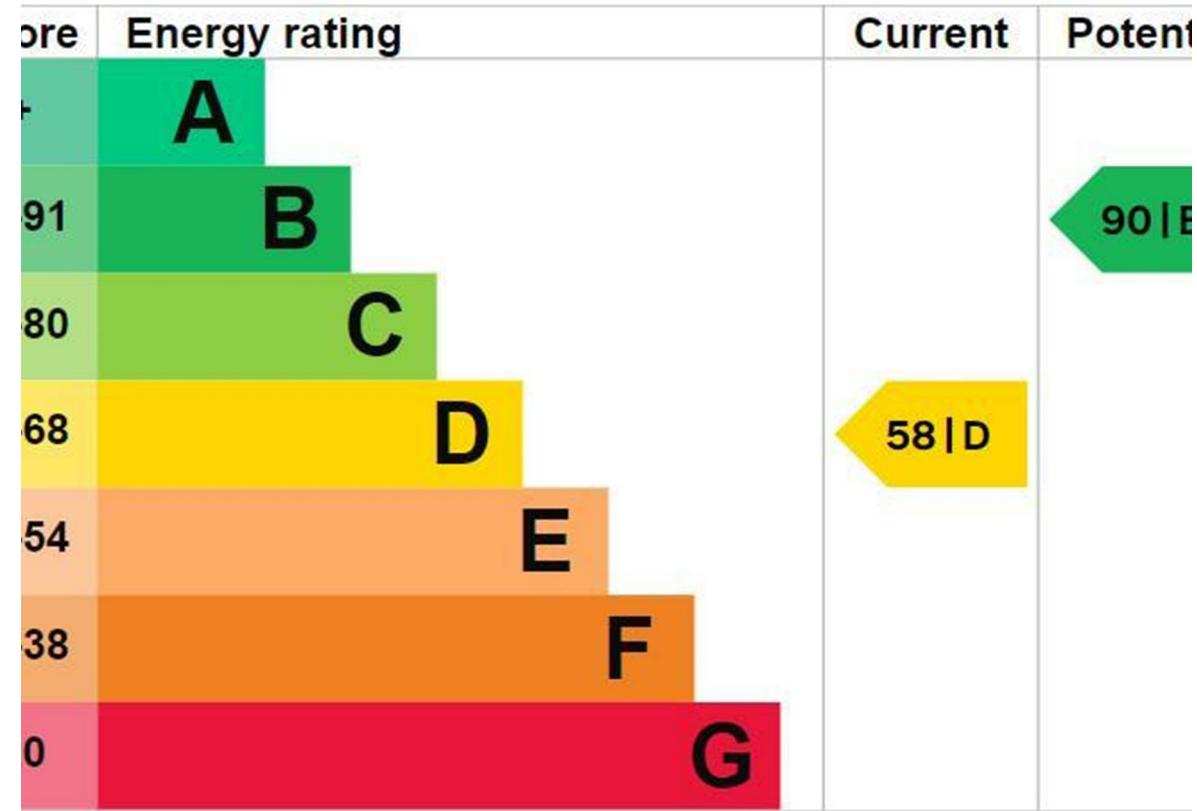
**ROOM 4, 23 GLOUCESTER PLACE  
CHELTENHAM  
GL52 2RN**

**PCM £520 PCM -**

**INCLUDED**



IN THE FIRST INSTANCE PLEASE EMAIL YOUR ENQUIRY - STUDENTS ONLY Custom designed Six Bedroom Student property situated in the very centre of Cheltenham and available for occupation from late July 2023. The property benefits from Under-Floor Heating, every room has its own thermostatic control. Room 4 is on the first floor and offers a Fitted Double Wardrobe, Three Quarter width Bed, Desk and Chair . The house offers 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 at £520.00 Per Room per Month and includes all bills, (providing 100% student occupation) plus high speed broadband.



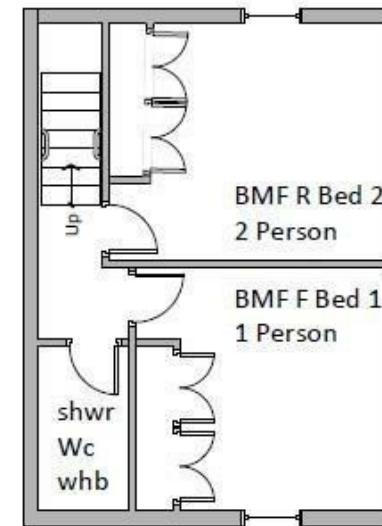
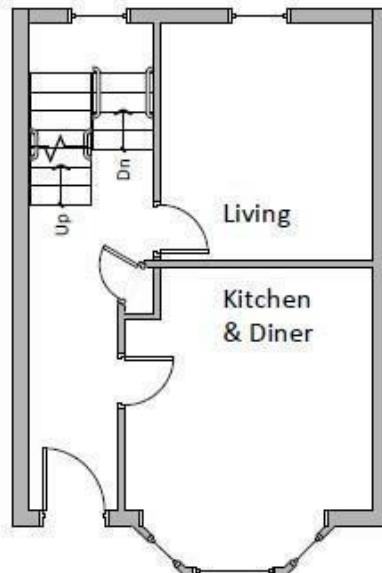
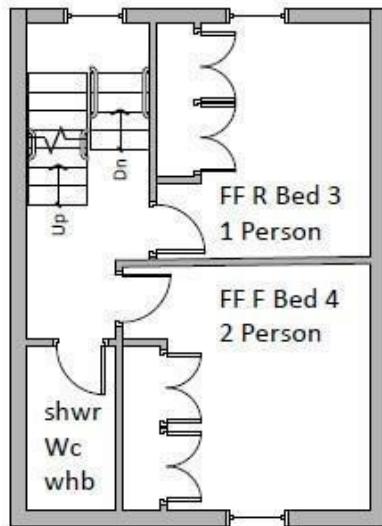
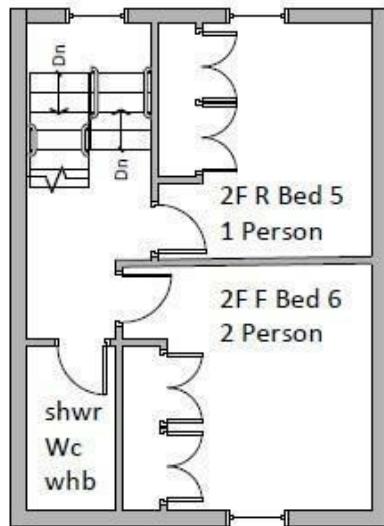




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





**Council Tax:** We are informed by INCLUDED that the property is in Band .

**Services:**

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

**Tenure:**

**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.

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