

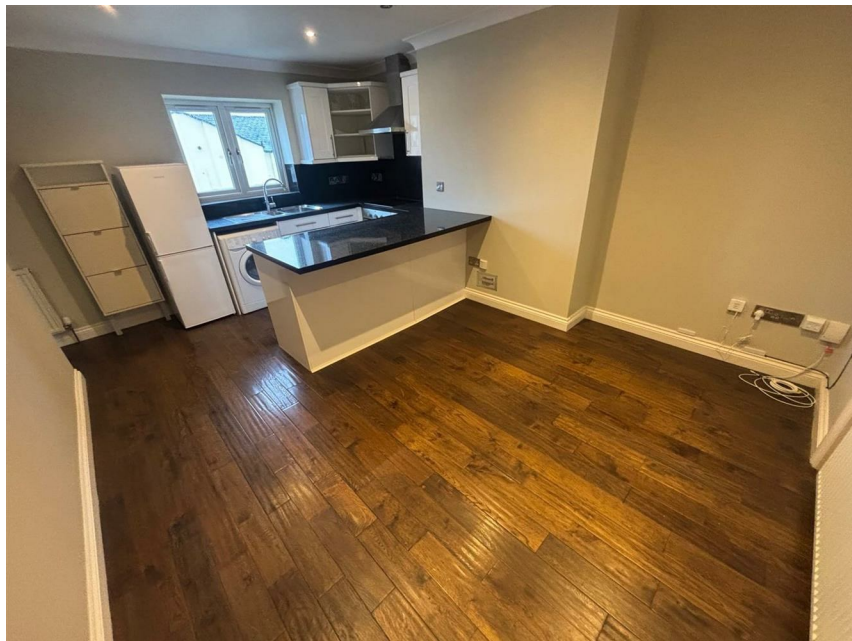
***FLAT 7 7 BERKELEY STREET, CHELTENHAM, GL52 2SY***

***£875 PER CALENDAR MONTH***

***CHELTENHAM BOROUGH COUNCIL COUNCIL TAX BAND A***









\*Available for immediate move - Video Tour available on request\*

Top floor, one bedroom flat conveniently located close to Cheltenham Town Centre.

Having just undergone update works the property is well presented and briefly comprises of modern bathroom with shower over bath, double bedroom with fitted wardrobes and an open plan kitchen/living area, to include kitchen appliances.

The property further benefits from gas central heating and permit parking is available in the area at an additional cost. Available for immediate tenancy on an unfurnished basis.

Sorry we are unable to accept children or pets for tenancy.

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

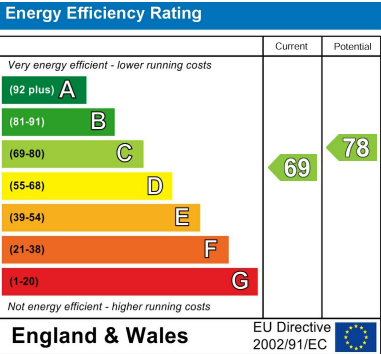
Redress scheme: The Property Ombudsman











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