



10 BERKELEY COURT, HIGH STREET, CHELTENHAM, GL52 6DA

£925 PCM

CHELTENHAM BOROUGH COUNCIL COUNCIL TAX BAND



Available for immediate tenancy. Updated and well presented, 2 bedroom flat in central Cheltenham. Benefitting from new carpets fitted throughout.

Video Tour Available On Request

Comprising of spacious lounge, leading to kitchen. There a double master bedroom and a small second bedroom, which would be ideal as a home office or small child's bedroom. Finally there is a bathroom with shower fitted over bath.

The flat further benefits from two, private outdoor spaces - one off the living room and the other off of the master bedroom.

Please note there is no parking with the property and pets cannot be considered due to the ground regulations of the building.

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: Unless stated in the advert, pets will not be considered.

Client Money Protection (CMP): Safeagent

Redress scheme: The Property Ombudsman





Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 76 | 77 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

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