



FLAT 8, 49 WHADDON ROAD, CHELTENHAM, GL52 5LZ

£1,200 PER CALENDAR MONTH

CHELTENHAM BOROUGH COUNCIL COUNCIL TAX BAND A



Newly Available Video Tour On Request.

Modern, two bedroom apartment available to rent on the top floor of this contemporary development, with splendid views of Cleve Hill and yet just a fifteen minute walk from Cheltenham Town Centre.

The property consist of: Secure door entry system, open plan living accommodation with high quality fitted kitchens to include appliances, a double bedroom with fitted wardrobes, a further bedroom (perfect for use as a home office! and bathroom with shower over bath.

The apartment has a large private balcony, wood laminate flooring throughout, double glazing, air source heating, use of the communal Garden, allocated off road parking and a bike storage area.

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


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	80	80
(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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