

21 STATION STREET, CHELTENHAM, GL50 3LX

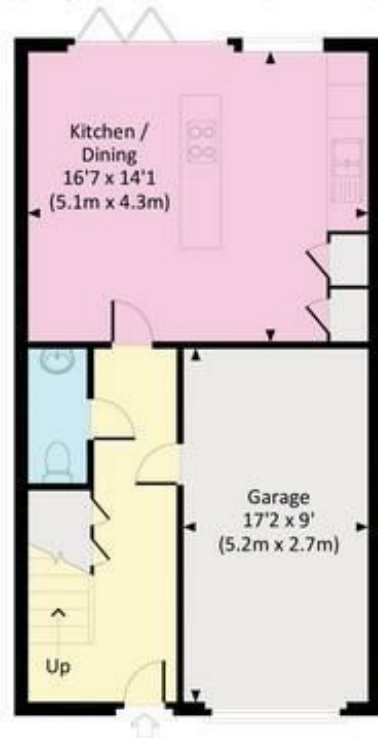
£1,890 PER CALENDAR MONTH

CHELTENHAM COUNCIL TAX BAND D

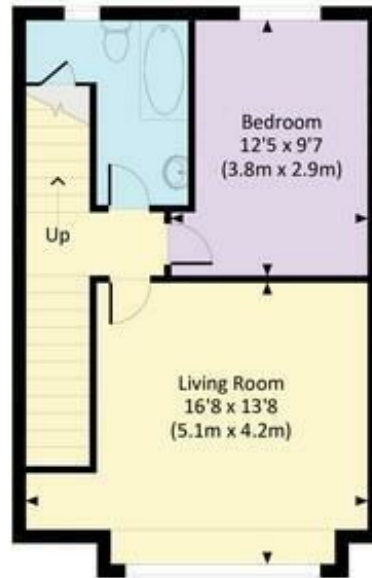
STATION STREET, GL50

Approx. gross internal area 1125 Sq.Ft. / 104.6 Sq.M.

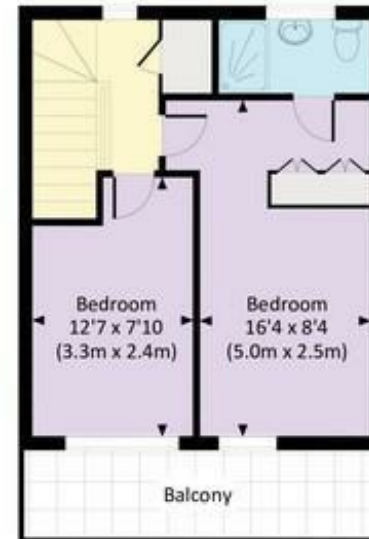
Approx. gross internal area 1289 Sq.Ft. / 119.8 Sq.M. Inc. Garage



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

All measurements are approximate and for guidance and illustrative purposes only.
Photography and Floor Plans by www.thedowlingo.com - +44 7793 974 209



PLEASE EMAIL YOUR ENQUIRY IN THE FIRST INSTANCE -- A most delightful and well presented THREE BEDROOM, TWO BATHROOM modern town house offering gas centrally heated and double glazed accommodation of entrance hall, cloakroom (wc), large kitchen/dining room (with underfloor heating and bi-fold doors, first floor living room, double bedroom and bathroom, second floor offering a further double bedroom suite with dressing area and en suite shower room and access to the balcony and the third bedroom also has access to the balcony. The property also has a garage and parking together with very pleasant rear garden

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

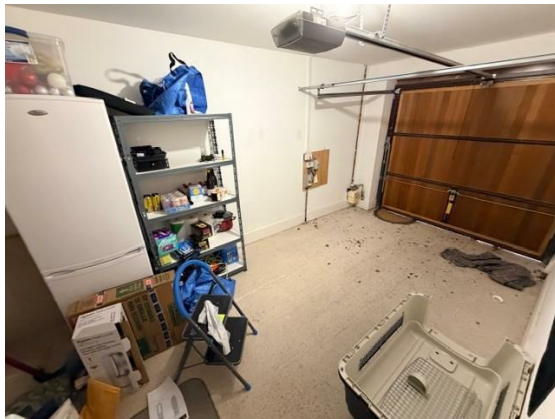
Utility payments: Where written in tenancy agreement for utilities, TV licence, council tax, communication service etc

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: D Annual Price: £2,157
Conservation Area Central	Flood Risk No Risk
Floor Area 1,119 ft ² / 104 m ²	Plot Size 0.02 Acres
Mobile Coverage EE ● Vodafone ● Three ● O2 ●	Broadband Basic 28 Mbps Superfast 73 Mbps Ultrafast 9000 Mbps
Satellite / Fibre TV Availability BT ✓ Sky ✓ Virgin ✗	

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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