



FLAT 3, 49 WHADDON ROAD, CHELTENHAM, GL52 5LZ

£925 PER CALENDAR MONTH

CHELTENHAM BOROUGH COUNCIL COUNCIL TAX BAND A



Sure Property Group Cheltenham are pleased to offer this fantastic, one bedroom apartment available to rent in a contemporary development near to Cheltenham Town Centre & Pittville Park.

The property consists of: Entrance hall with secure door entry phone system, open plan living accommodation with a high quality fitted kitchen including appliances, a generous double bedroom with fitted wardrobes, bathroom with shower attachment over bath and further additional room to be used as a home office or dressing room.

The apartment further benefits from having wood laminate flooring throughout, double glazing, air source heating, a communal garden, offroad parking, bike rack and bin store 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

Pets: Pets cannot be considered unless stated in the property advert

Client Money Protection (CMP): Safeagent

Redress scheme: The Property Ombudsman





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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	

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