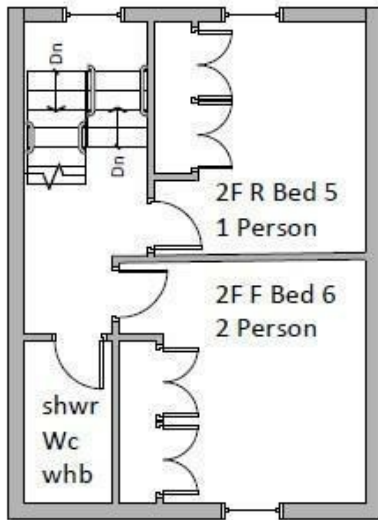




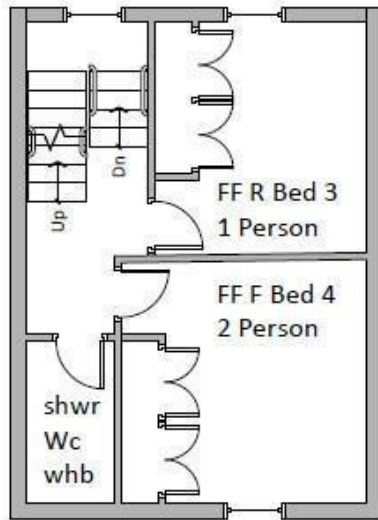
**ROOM 1, 23 GLOUCESTER PLACE, CHELTENHAM, GL52 2RN**

**£520 PCM**

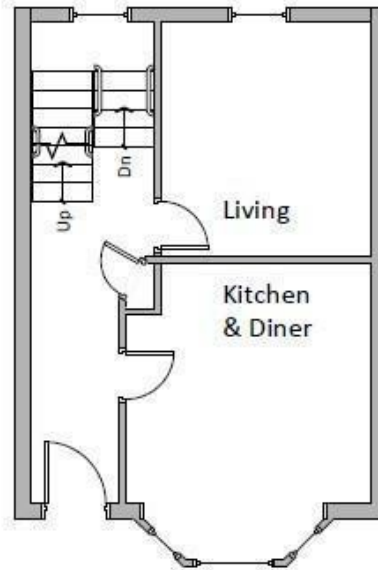
**INCLUDED COUNCIL TAX BAND EXEMPT**



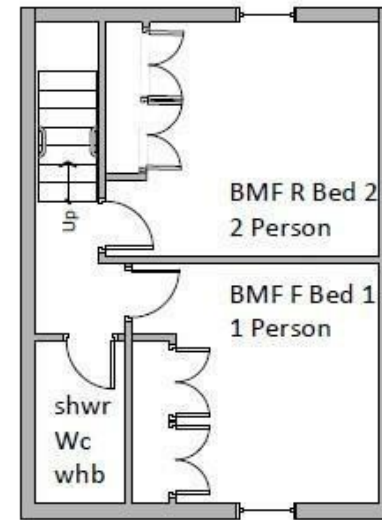
SECOND FLOOR



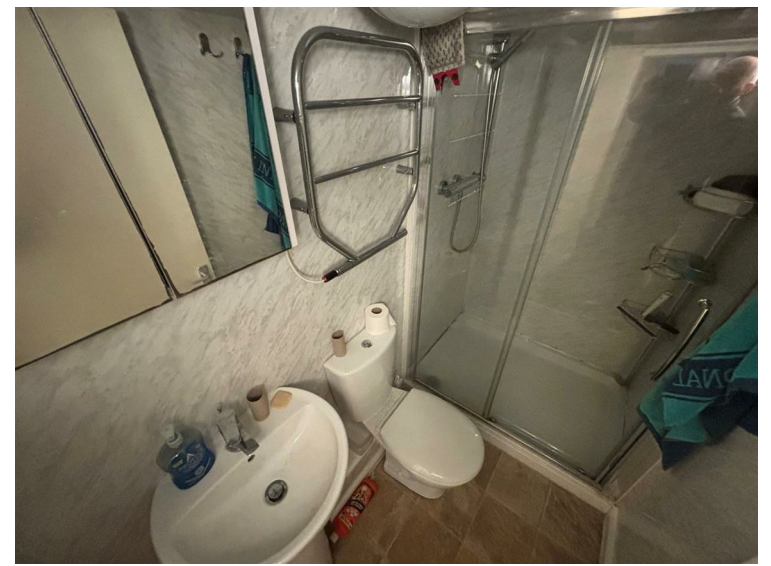
FIRST FLOOR



GROUND FLOOR



BASEMENT FLOOR



Available for an IMMEDIATE MOVE. Custom designed, Six Bedroom shared property situated in the very centre of Cheltenham.

The property benefits from Under-Floor Heating, every room has its own thermostatic control. Room 1 is on the lower ground floor and offers a Fitted Double Wardrobe, Three Quarter width Bed, Desk and Chair.

The house offers Three Spacious DOUBLE SHOWER ROOMS (one on each floor), so every tenant is only ever sharing with one other person. The Fully Fitted Kitchen includes good quality White Goods and there is a Dining Area with Table and Chairs, plus a separate Lounge with Smart TV and an outside Courtyard area, ideal for socialising.

THE PROPERTY IS OFFERED ON A FURNISHED BASIS at £520.00 Per Room per Month and includes all bills, with a council tax contribution of £36.40 a month, plus high speed broadband.

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

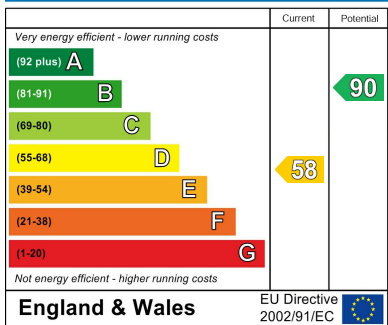
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		







**Energy Efficiency Rating**



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