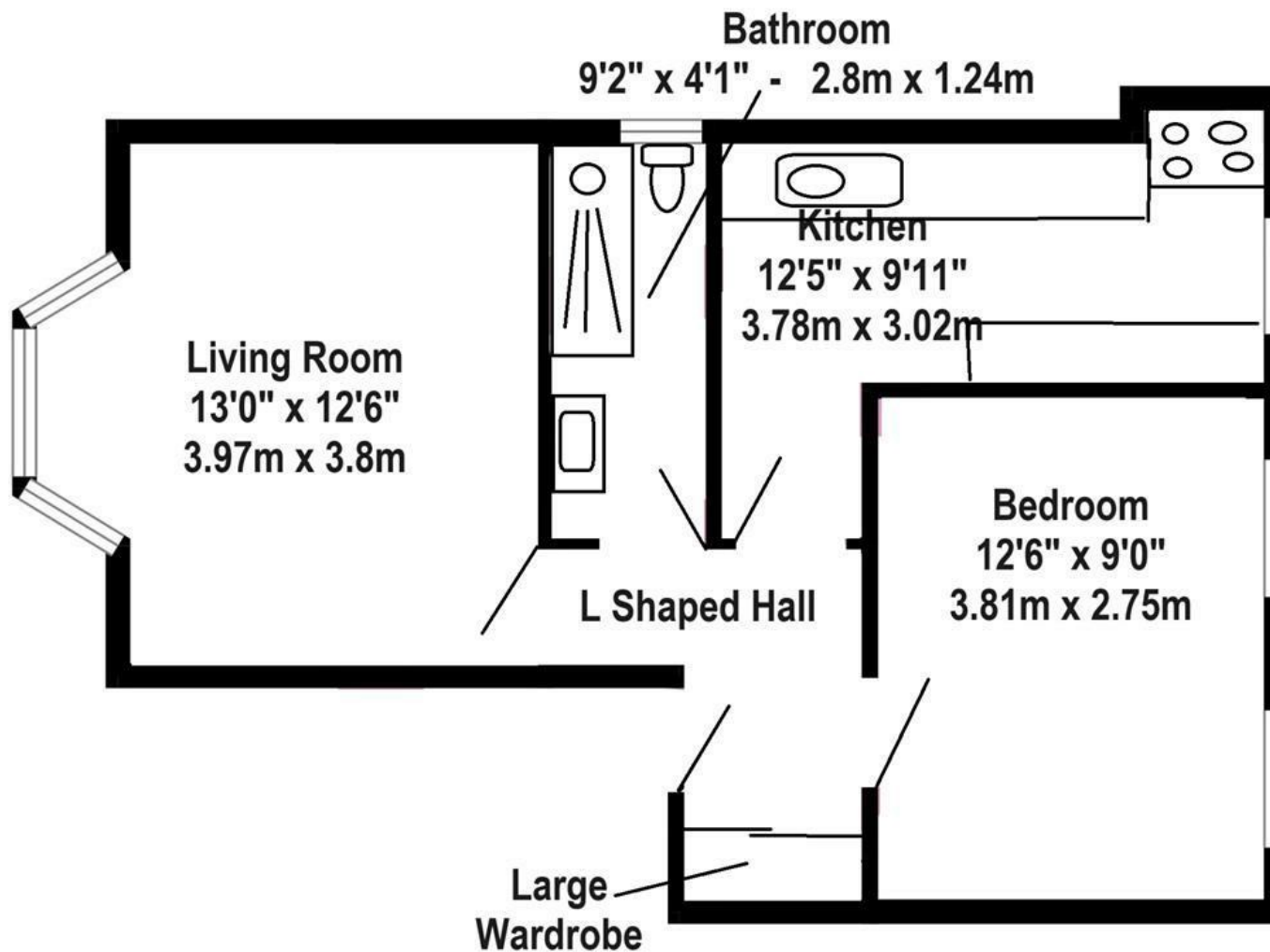


FIRST FLOOR FLAT 52 HEWLETT ROAD, CHELTENHAM, GL52 6AE

£940 PER CALENDAR MONTH

CHELTENHAM BOROUGH COUNCIL COUNCIL TAX BAND A

**FIRST FLOOR FLAT,
52 HEWLETT ROAD**



TOTAL AREA
c. 452 sq. ft. (42 sq mt)

FLOORPLAN
FOR GUIDANCE ONLY
NOT TO SCALE



A superbly presented first floor apartment located within walking distance of Cheltenham Town Centre with its range of shops and eateries including John Lewis.

The property benefits from gas central heating and double glazing and offers well proportioned accommodation of L shaped entrance hall (with double wardrobe/cupboard), fitted kitchen with washing machine, fridge/freezer, cooker and hob, re-fitted bathroom with double shower cubicle, wc and vanity basin, large living room with bay window and a good sized double bedroom with two windows to front.

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): CMP Client Money Protect





Local Authority		Council Tax	
Cheltenham		Band: A	
		Annual Price: £1,438	
Conservation Area		Flood Risk	
Central		No Risk	
Floor Area		Plot Size	
452 ft ² / 42 m ²			
Mobile Coverage		Broadband	
EE		Ultrafast	9000 Mbps
Vodafone			
Three			
O2			
Satellite / Fibre TV Availability			
BT			
Sky			
Virgin			

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

We are informed this is a Leasehold Tenure with share of Freehold.

999 years from 2016 - Maintenance Charge £360 Per Annum

Council Tax: We are informed by Cheltenham Borough Council that the property is in Band 'A'.

Services: We are informed by the seller(s) that there is mains water, electricity and drainage currently connected.

See photograph for Broadband and Mobile information

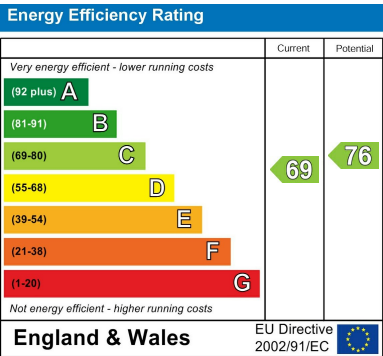
Viewing: By appointment with the Sole Agents

All information subject to legal confirmation

Important Notice: SureLet Cheltenham Ltd have not tested any apparatus/installations/ services and cannot vouch for their condition. We therefore strongly recommend that their condition is verified by prospective purchaser(s) through surveyors or solicitors.

Money laundering regulations: To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the Seller(s).

SureLet Cheltenham Ltd may offer to assist in arranging insurance or other products/services and/or mortgages and may be entitled to receive commission in respect of any services provided. It is your decision whether you choose to deal with a company or service we recommend to you. In making that decision, you should know that we may receive referral fees worth between £200 and £1500 per annum



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