



**FLAT 11 25 PITTVILLE LAWN, CHELTENHAM, GL52 2BE**

**£795 PCM**

**COUNCIL TAX BAND A**





Located within the charming area of Pittville Lawn, this split level, 1 bedroom flat is available from Early March '26.

The property briefly comprises of entrance hall on the first floor of the living space, cloakroom, spacious living area with laminate flooring which is open plan to the fitted kitchen with appliances. Internal stairs then lead to versatile landing area which is currently being used as a home office space, beyond which is a good sized double bedroom. The bathroom is then accessed off of the bedroom.

Pittville Lawn is renowned for its picturesque surroundings and proximity to local amenities. Tenants can enjoy leisurely strolls in the nearby Pittville Park. This flat presents an excellent opportunity for those looking to embrace the Cheltenham lifestyle, with its appealing features and prime location.

Early viewing is advised and a Pre-Recorded Video Tour is available on request.

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









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	67
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**Sure Property Group**  
**23 Bath Street, Cheltenham**  
**GL50 1YA**  
**01242 241200**  
**[info@surecheltenham.co.uk](mailto:info@surecheltenham.co.uk)**