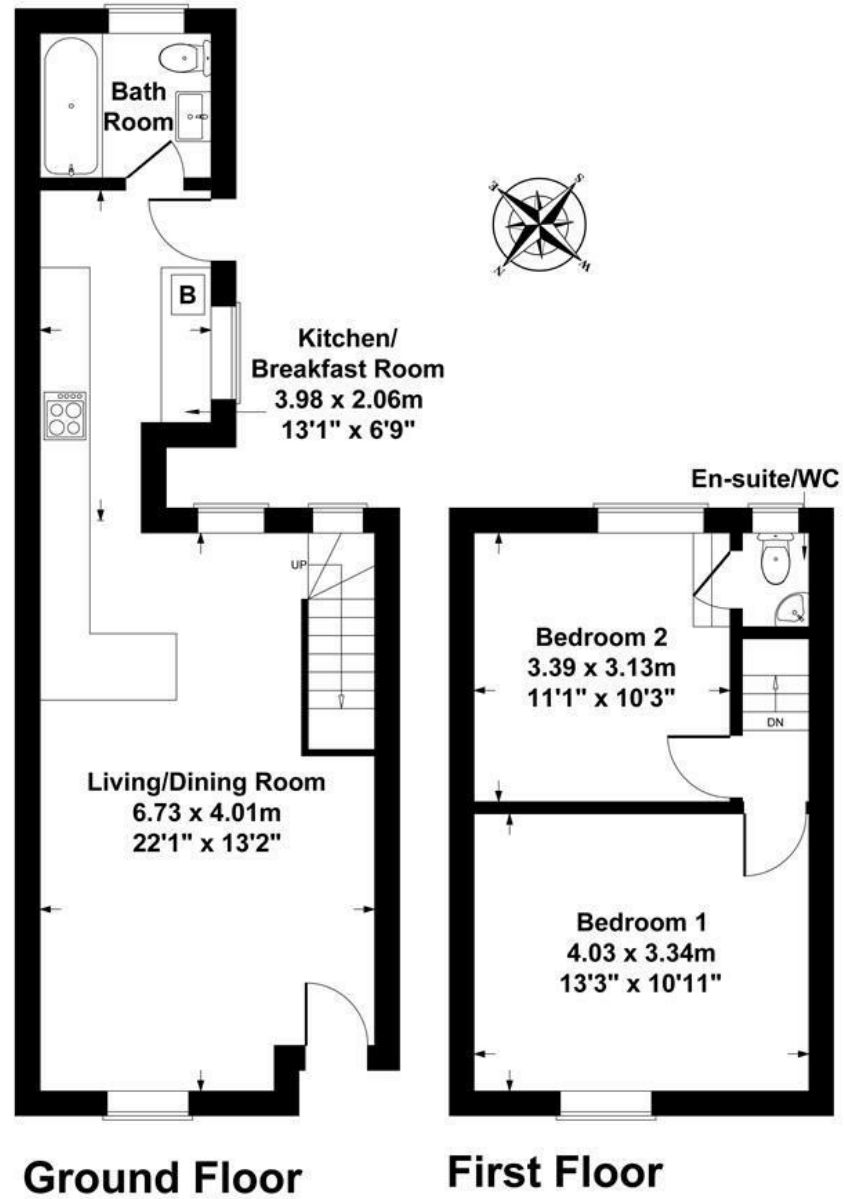


36 HUNGERFORD STREET, CHELTENHAM, GLOUCESTERSHIRE, GL50 4HW

£1,200 PER MONTH

CHELTENHAM BOROUGH COUNCIL COUNCIL TAX BAND B

Approximate Gross Internal Area
Main House - 65 sq. metres (700 sq. feet)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company



Newly available for rent - ready for immediate move

Early viewing advised and pre-recorded video tour available on request.

Modern, open plan living in this very well presented period terrace. Briefly comprising of living room, very modern/extended kitchen, bathroom with shower over bath and two DOUBLE bedrooms (one with an en-suite w.c.).

Further benefits including gas central heating, double glazing, rear courtyard garden and storage space for bikes. Residents permit parking available on road.

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

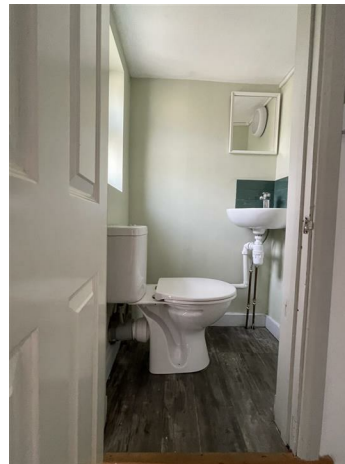
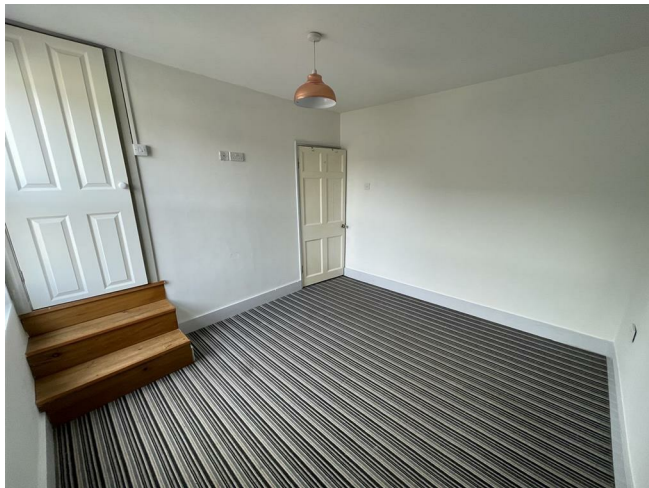
Arrears: 3% above Bank of England base rate interest for arrears over 14 days

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

Client Money Protection (CMP): Safeagent

Redress scheme: The Property Ombudsman







Local Authority Cheltenham	Council Tax Band: B Annual Price: £1,678
Conservation Area Central	Flood Risk No Risk
Floor Area 731 ft ² / 68 m ²	Plot Size 0.02 Acres
Mobile Coverage EE Vodafone Three O2	Broadband Basic 13 Mbps Superfast 80 Mbps Ultrafast 1000 Mbps
Satellite / Fibre TV Availability BT ✓ Sky ✓ Virgin ✓	

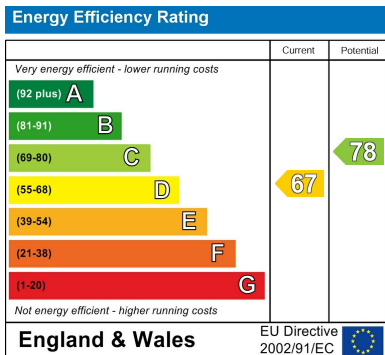
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

All information subject to legal confirmation

Important Notice: SureLet 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 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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