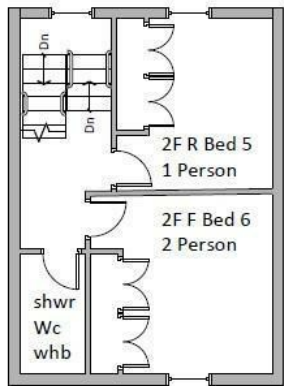


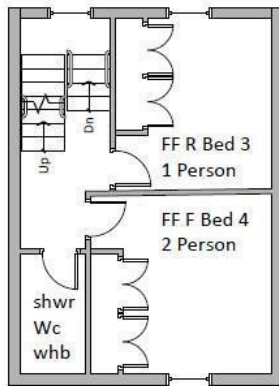
***ROOM 6, 23 GLOUCESTER PLACE, CHELTENHAM, GL52 2RN***

***£550 PER CALENDAR MONTH***

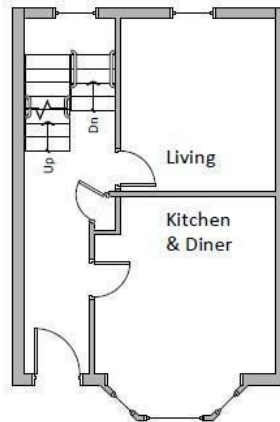
***DO NOT INFORM UTILITIES EXEMPT***



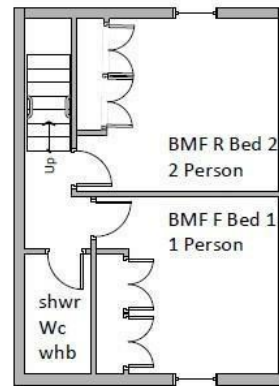
SECOND FLOOR



FIRST FLOOR

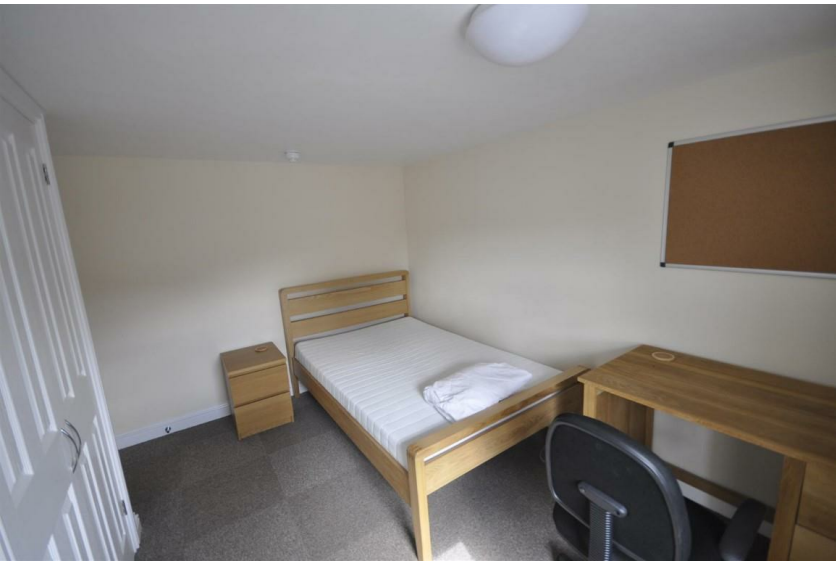


GROUND FLOOR



BASEMENT FLOOR





## **Per Calendar Month**

### **£550 Per Calendar**

IN THE FIRST INSTANCE PLEASE EMAIL YOUR ENQUIRY - STUDENTS ONLY Custom designed Six Bedroom Student property situated in the very centre of Cheltenham and available for occupation from late August 2023. The property benefits from Under-Floor Heating, every room has its own thermostatic control. Room 6 is on the TOP 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 student 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, (providing 100% student occupation) plus high speed broadband.

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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)

DO NOT INFORM UTILITIES COUNCIL  
 TAX BAND Exempt