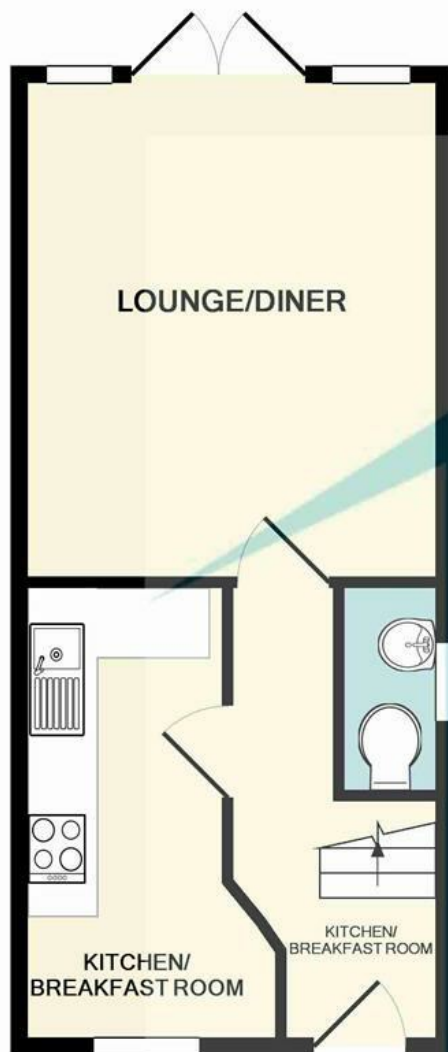


21 ALVINGTON DRIVE, BATTLEDOWN PARK, CHELTENHAM, GL52 5FS

£1,495 PER CALENDAR MONTH

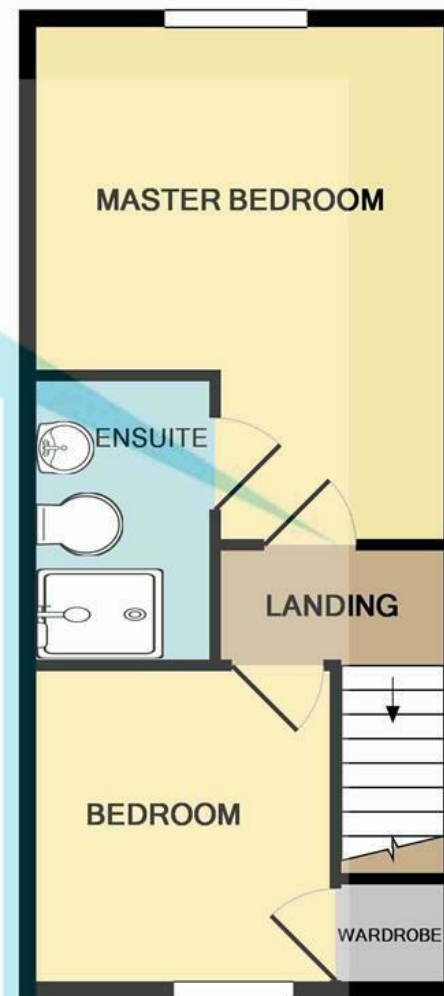
CHELTENHAM BOROUGH COUNCIL COUNCIL TAX BAND D



GROUND FLOOR
APPROX. FLOOR
AREA 331 SQ.FT.
(30.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 331 SQ.FT.
(30.8 SQ.M.)



3RD FLOOR
APPROX. FLOOR
AREA 331 SQ.FT.
(30.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 993 SQ.FT. (92.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Newly Updated - Repainted Throughout and New Carpets - Internal Viewing Advised

Spacious, three storey town house in a popular and convenient area of Cheltenham.

The property briefly comprises of entrance hall, cloakroom/wc, kitchen/breakfast room with appliances, large living room with patio doors to good size garden area, three double bedrooms, fourth single bedroom/home, family bathroom with shower over bath and ensuite shower room to master bedroom.

The property further benefits from an allocated parking space, gas central heating and double glazing.

Available for an immediate move on an unfurnished basis.

Pre-recorded Video Tour 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

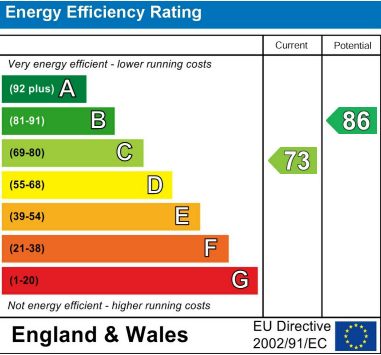
Arrears: 3% above Bank of England base rate interest for arrears over 14 days

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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