# 1 BAKER STREET, CHELTENHAM, GL51 9HG

## £1,995 PER CALENDAR MONTH

## CHELTENHAM BOROUGH COUNCIL  COUNCIL TAX BAND C

NEWLY AVAILABLE - STUDENTS OR PROFESSIONAL SHARERS – 4 WAY SHARE – FULLY FURNISHED HOUSE.

Well presented, four way shared house available on a fully furnished basis. Found only a short distance from University of Gloucestershire Francis Close Hall Campus and Cheltenham Town Centre.

There are four DOUBLE bedrooms and two MODERN SHOWER ROOMS. Also with fitted kitchen and a communal living room. Small patio area to the rear. Gas Central Heating and Double Glazing. On road parking is available.

At the advertised rent of £2100pcm tenants will be responsible for payment of all utility bills and council tax.

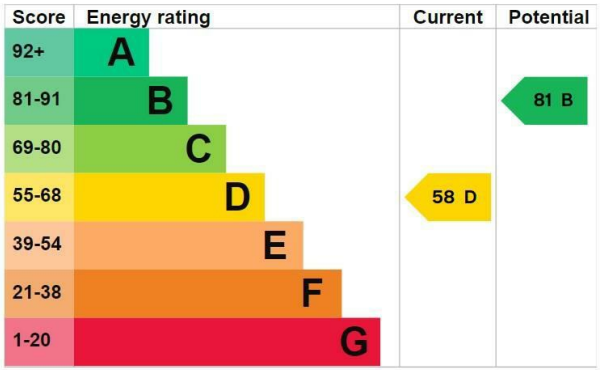
Tenant Fees & Charges (for tenancies signed after 1st June 2019)

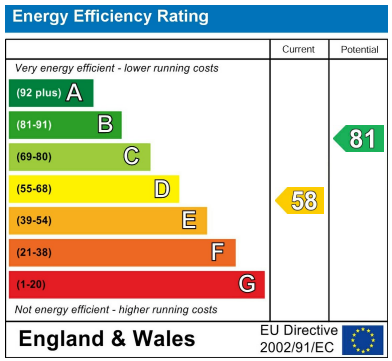
PRIOR TO TENANCY
Holding Deposit: Equivalent to 1 weeks rent
Deposit: Equivalent to 5 weeks rent for rent under £50,000 or 6 weeks for rents if £50,000 and above
1st months rent: 1st month's rent (less holding deposit previously paid)

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): CMP Client Money Protect

Redress scheme: The Property Ombudsman


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




Sure Property Group
23 Bath Street, Cheltenham
GL50 1YA
01242 241200
info@surecheltenham.co.uk