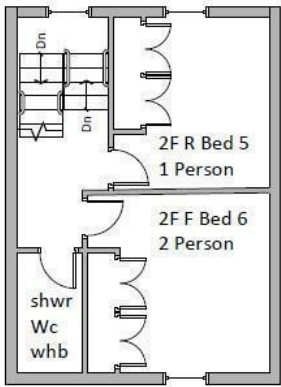
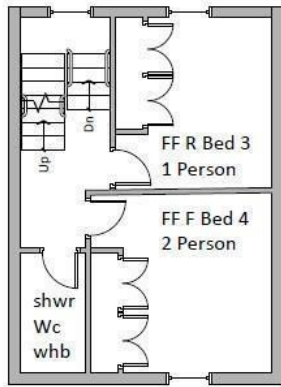




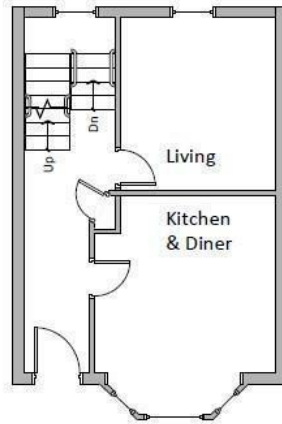
**23 GLOUCESTER PLACE  
CHELTENHAM  
GLOUCESTERSHIRE  
GL52 2RN**



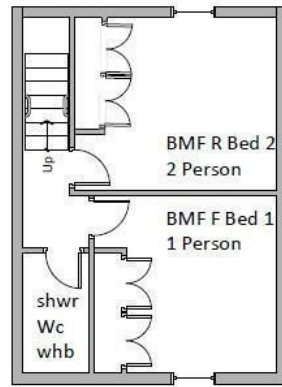
SECOND FLOOR



FIRST FLOOR

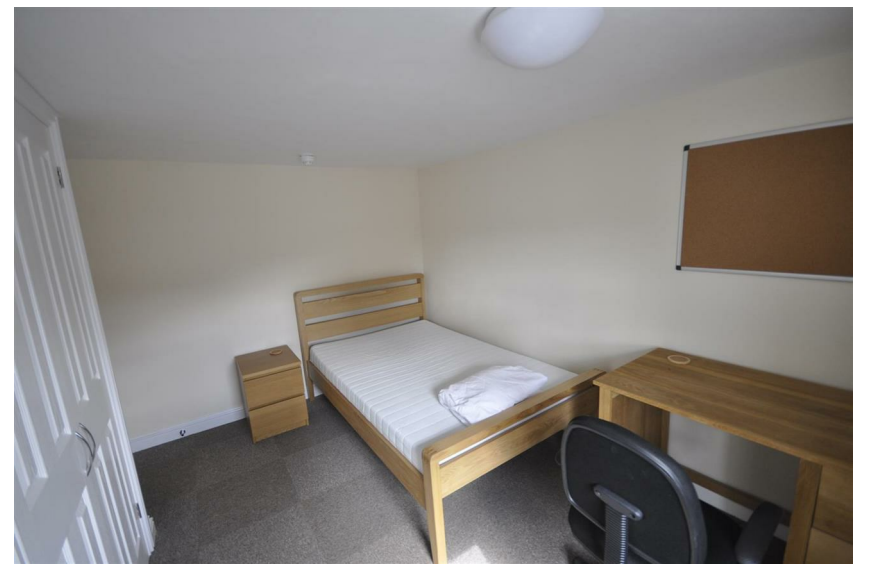


GROUND FLOOR



BASEMENT FLOOR





## PCM £520 PCM


**\*\*\*SIX ROOM STUDENT LET AVAILABLE\*\*\* FIVE ROOMS LEFT** Custom designed Six Bedroom Student property situated in the very centre of Cheltenham and available for occupation from late August 2024. The accommodation can be let as a group of six, or as individual rooms. The property benefits from Under-Floor Heating, every room has its own thermostatic control. There are Two Bedrooms on each of the three floors and each room has a Fitted Double Wardrobe, Three Quarter width Bed, Desk and Chair . There are 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.**









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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	

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Cheltenham COUNCIL TAX BAND  
 Exempt