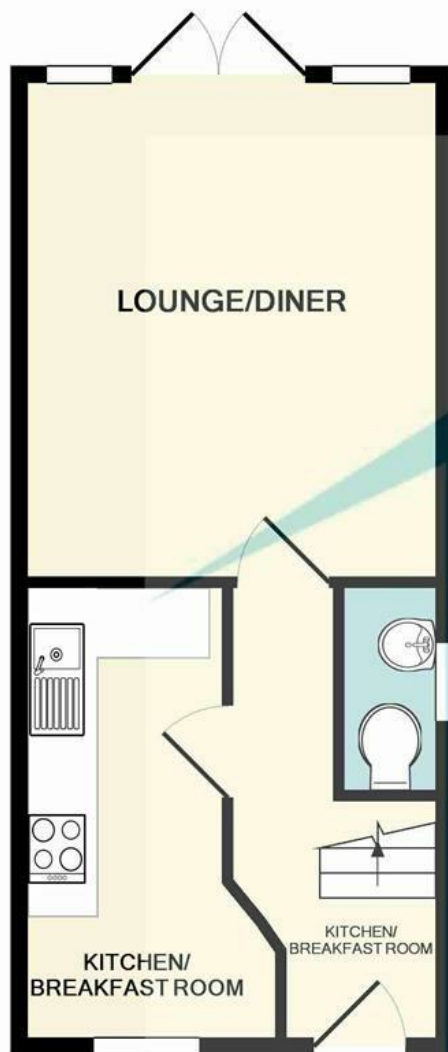


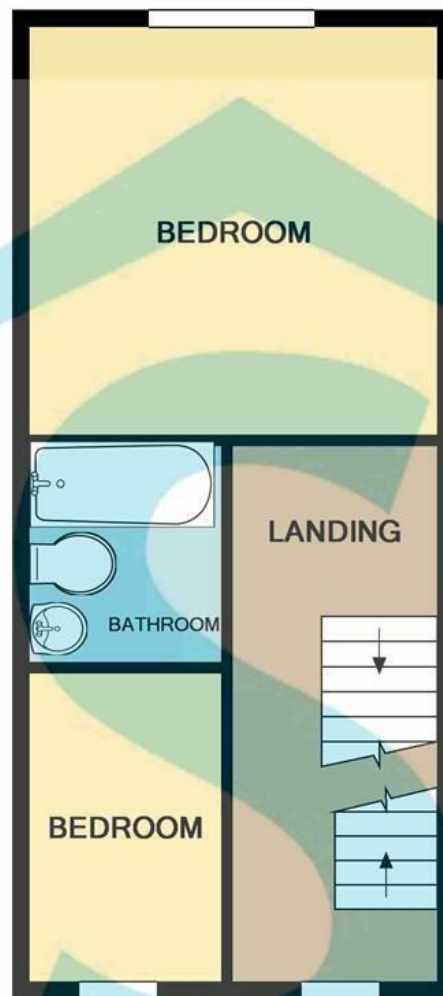
21 ALVINGTON DRIVE, BATTLEDOWN PARK, CHELTENHAM, GL52 5FS

£1,600 PER CALENDAR MONTH

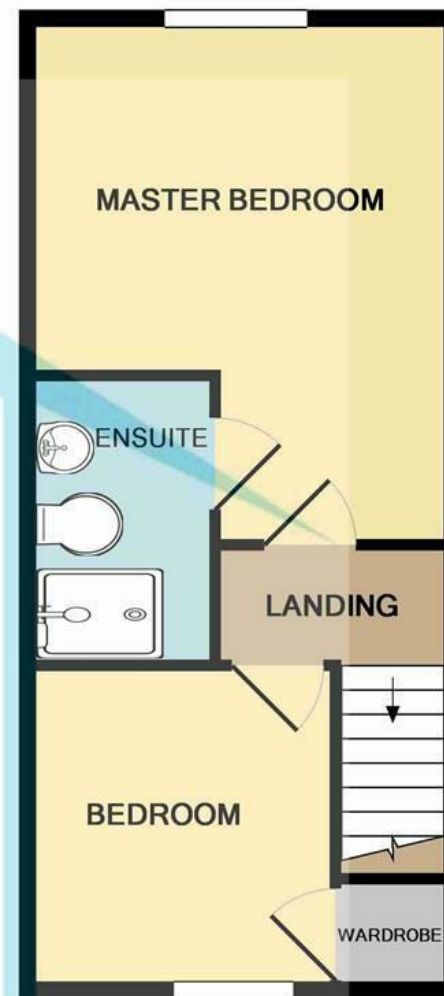
CHELTENHAM BOROUGH COUNCIL COUNCIL TAX BAND D



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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PLEASE EMAIL YOUR ENQUIRY IN THE FIRST INSTANCE - spacious three storey town house with accommodation of entrance hall, cloakroom/wc, kitchen/breakfast room, large living room with patio doors to the decked garden area (with further "private" area beyond and pedestrian rear access), there are FOUR BEDROOMS (3 large doubles) and TWO BATHROOMS. Also with allocated parking. Mention must be made of the very pleasant views, front and rear.

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

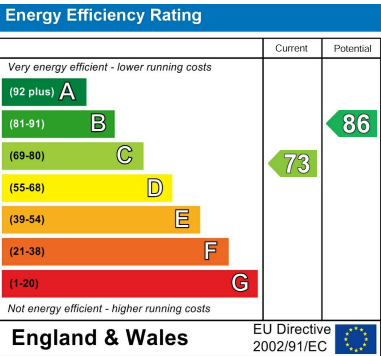
Pets: Unless stated in the advert , pets will not be considered.

Client Money Protection (CMP): CMP Client Money Protect





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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