



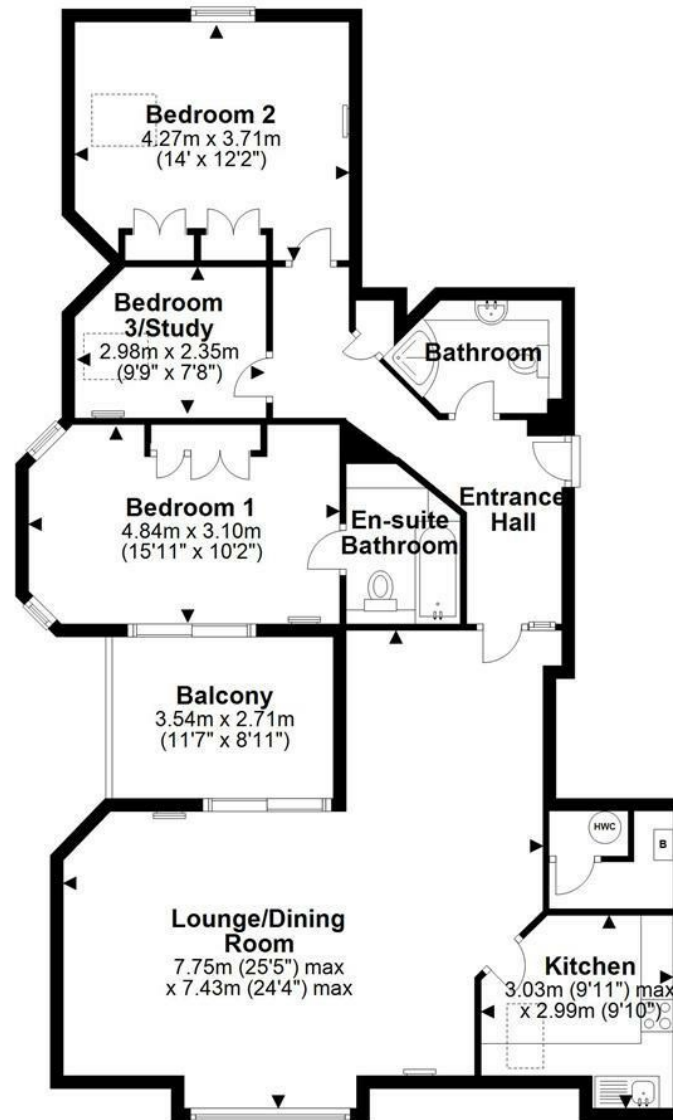
**12A CRANLEY WELLINGTON SQUARE, CHELTENHAM, GLOUCESTERSHIRE,  
GL50 4JX**

**£1,525 PCM**

**CHELTENHAM COUNCIL TAX BAND F**

## Top Floor

Approx. 107.3 sq. metres (1154.7 sq. feet)



Total area: approx. 107.3 sq. metres (1154.7 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.  
Plan produced using PlanUp.

**12A CRANLEY, CHELTENHAM**







\*New To The Market - Video Tour Available On Request\*

Found in this delightful area of Wellington Square, Pittville is this spacious, penthouse apartment with feature windows and very pleasant views.

The accommodation offers entrance hall with storage, large living/dining room with access to its balcony, kitchen with appliances, utility with washing machine, master bedroom with built in wardrobes, ensuite bathroom with shower over bath, two further good size bedrooms and a separate shower room.

Further benefits include gas central heating, double glazing and single garage.

Sorry we are unable to consider applicants with pets for tenancy.

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: Pets cannot be considered unless stated in the property advert









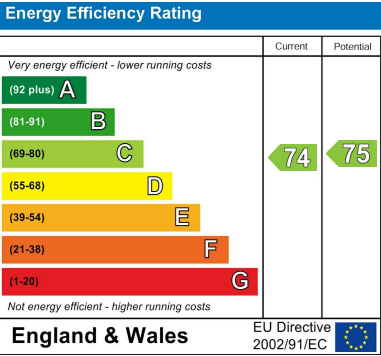






Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74   C	75   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Local Authority	Council Tax
Gloucestershire	Band: E Annual Price: £2,636
Conservation Area	Flood Risk
Central	No Risk
Floor Area	Plot Size
1,151 ft <sup>2</sup> / 107 m <sup>2</sup>	-
Mobile Coverage	Broadband
EE	Basic 13 Mbps
Vodafone	Superfast 80 Mbps
Three	
O2	
Satellite / Fibre TV Availability	
BT	✓
Sky	✓
Virgin	✗



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