



**PRINCES ROAD CHELTENHAM GL50**  
*£1,600 PER MONTH AVAILABLE 15/07/2024*




**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

Princes Road Cheltenham GL50

£1,600 Per Month  
Unfurnished

 **2 Bedrooms**  
 **2 Bathrooms**  
 **1 Reception**

## Features

- Two Double Bedrooms, - Two Bathrooms,  
- Living Room, - Kitchen/Dining Room, -  
Conservatory, - Decked roof terrace, -  
Cellar ( for storage), - On road Parking

## Council Tax

Council tax band not specified

## Hamptons

105 Promenade  
Cheltenham, GL50 1NW  
01242 263559  
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www.hamptons.co.uk

# { BEAUTIFUL TWO DOUBLE BEDROOM TOWN HOUSE IN CHELTENHAM.

## The Property

Downstairs, there is a large, modern kitchen with a double cooker, ample cupboard storage, and space for a good-sized dining table. Off the kitchen, there is a conservatory which would make an ideal office/study or additional seating area, and there is also a full-sized, recently refurbished bathroom. At the front of the house, there is a bright, dual-aspect separate living room with fitted shelves and cupboards. There is also a cellar, providing a large storage room underneath the kitchen. Upstairs, there are two double bedrooms. The principal room has an en-suite shower room and fitted wardrobes, and the second bedroom leads out through French doors onto a decked roof terrace. Council Tax band C. Deposit five weeks rent.

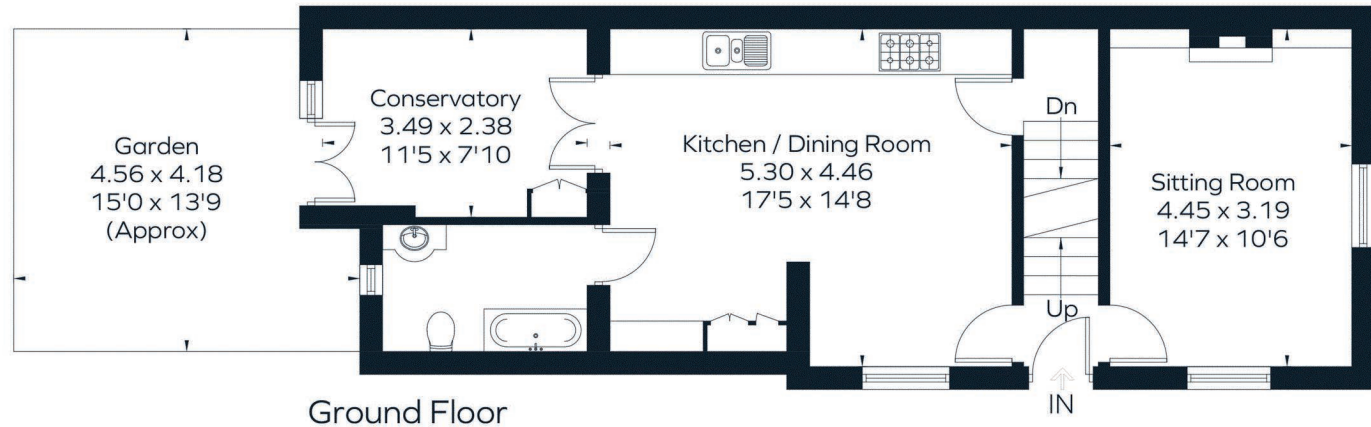
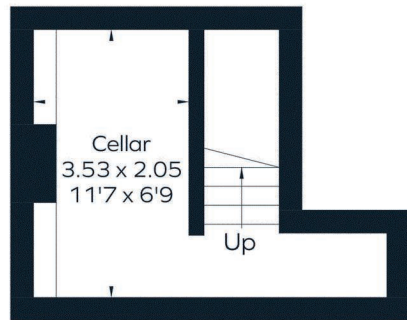
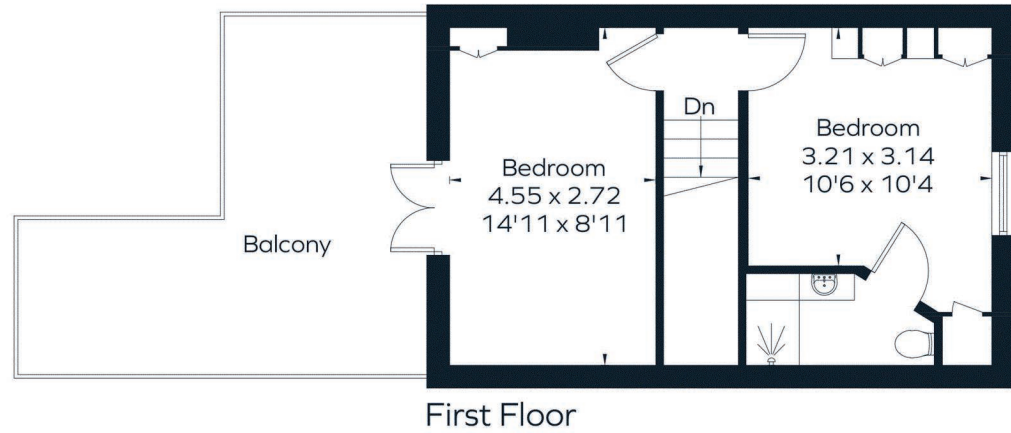
## Location

Princes Road is located in the heart of Tivoli, a popular neighbourhood near Montpellier and The Suffolks. Hatherley Park is nearby and the house is within walking distance to the shops and cafes of Andover Road, including Tivoli Wines and Maison Chaplais deli (0.1 miles) as well as the centre of town (1 mile). There is easy access onto the motorway network via the M5 and A419 to the M4, and Cheltenham Spa station, with regular trains to London Paddington, is nearby.





Approximate Area = 103.1 sq m / 1110 sq ft  
 Including Limited Use Area (0.7 sq m / 7 sq ft)

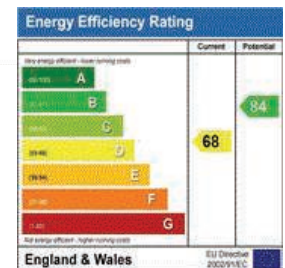


Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 310876

**For Clarification**

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.



Please note, the furniture in this image has been virtually staged.



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