



**EVESHAM ROAD CHELTENHAM GL52**  
*£1,495 PER MONTH AVAILABLE 16/09/2024*




**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

Evesham Road Cheltenham GL52

£1,495 Per Month  
Furnished

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

## Features

- Two bedrooms, - Two bathrooms, - Living Room, - Kitchen, - Parking, - Garden Area, - Furnished, - Partially equipped

## Council Tax

Council tax band not specified

## Hamptons

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

# { 2 BEDROOM FURNISHED APARTMENT.

## The Property

The furnished property has a separate private entrance with the primary accommodation being located on the first floor and consists of a spacious living room with a fire place and a bay window, a fully equipped kitchen, double bedroom with en-suite shower room. a further double bedroom and a bathroom. Council Tax band C. Deposit equivalent to five weeks rent.

## Outside

Communal garden and patio area to the rear of the property.

## Location

Conveniently less than a hundred miles from London, Cheltenham provides easy access from all parts of the UK and is an ideal base for touring into the Cotswolds, Stratford upon Avon and Bath. Regency town houses, with intricate ironwork balconies and painted stucco façades, line the historic leafy Promenade, squares and terraces. Relax in its award-winning gardens, enjoy our impressive range of stylish shops and restaurants, and spend some time at one of our many fantastic cultural festivals and events - from horse racing, music and literature to family fiestas.

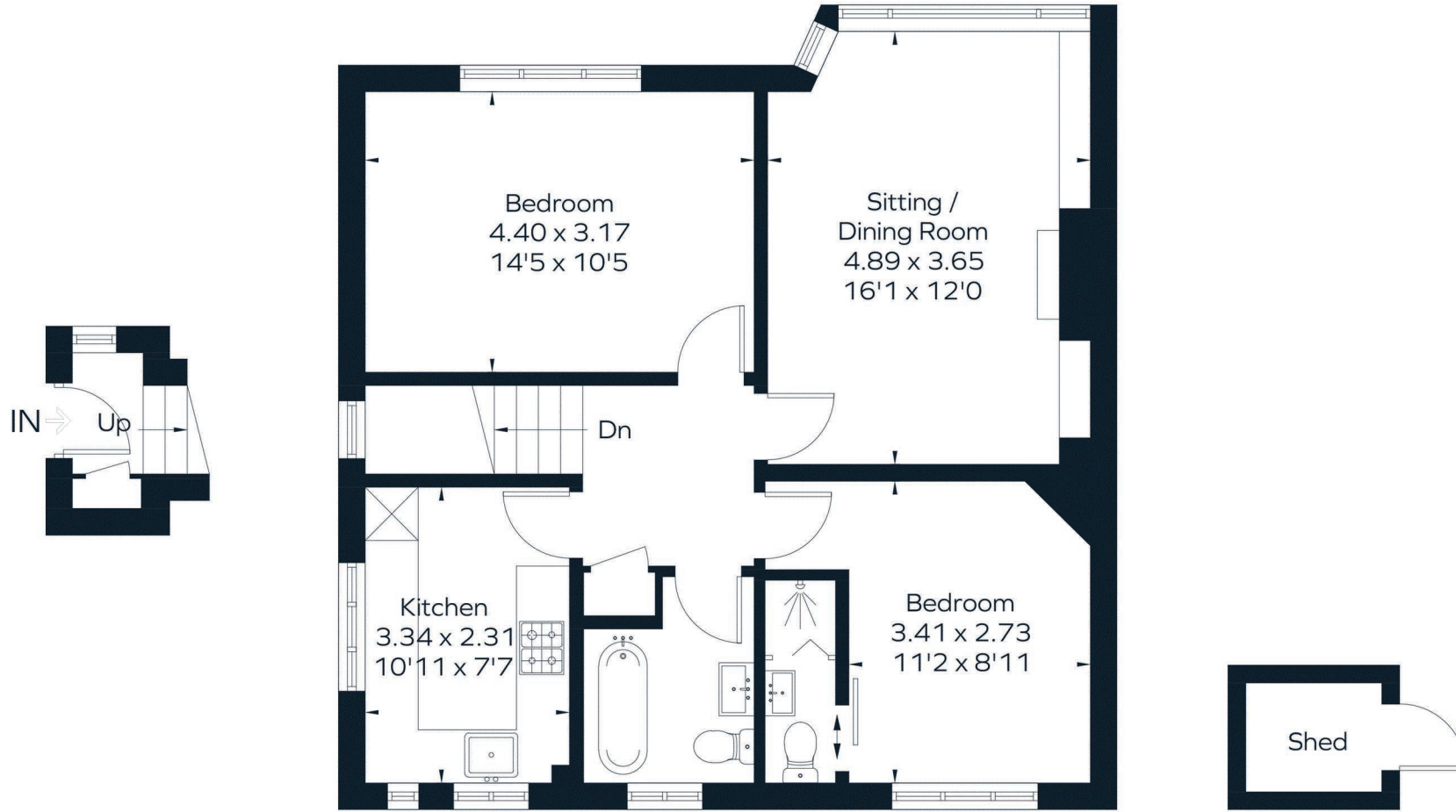
## Additional Information

Allocated parking available.



Approximate Area = 69.5 sq m / 748 sq ft (Excluding Shed)

Including Limited Use Area (1.3 sq m / 14 sq ft)



Ground Floor First Floor

(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 286519

**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.

Energy Efficiency Rating		Current	Potential
Band A	92-100		
Band B	81-91		
Band C	69-80		
Band D	55-68	66	77
Band E	39-54		
Band F	21-38		
Band G	1-20		

EU Directive 2002/91/EC  
England & Wales



PROPERTY EXPERTS