



**CAERLEON HOUSE ST GEORGES PLACE GL50**  
*£925 PER MONTH AVAILABLE 29/10/2024*

**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

Caerleon House St Georges Place  
GL50

£925 Per Month  
Unfurnished

 **2 Bedrooms**  
 **1 Bathroom**  
 **1 Reception**

## Features

- Town Centre, - Two Bedrooms, - Family Bathroom, - Kitchen/living area, - Allocated Parking, - Practical Living

## Council Tax

Council tax band not specified

## Hamptons

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

# { PRACTICAL TWO BEDROOM TOWN CENTRE APARTMENT AND WITH PARKING.

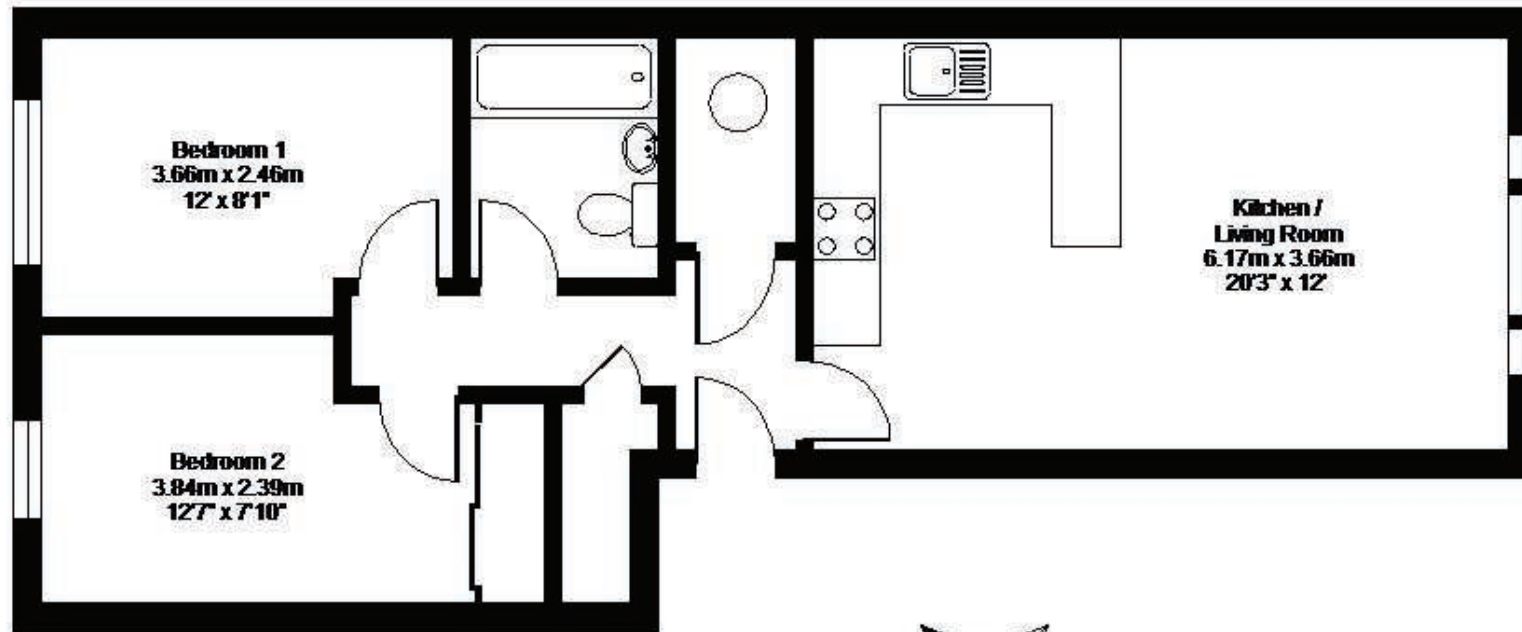
## The Property

With two bedrooms this town centre ground floor apartment is well presented throughout and also has a useful additional storage cupboard, together with built in wardrobes for the main bedroom. There is one allocated parking space. The kitchen /dining area is open plan to the living room and the accommodation has one family bathroom. Council Tax Band C. Deposit equal to 5 Weeks rental.

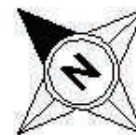
## Location

Cheltenham, also known as Cheltenham Spa, is a large spa town and borough in Gloucestershire, on the edge of the Cotswolds in the South-West region of England. It is the home of the flagship race of British steeplechase horse racing, the Gold Cup, the main event of the Cheltenham Festival held every March. Horse racing began in Cheltenham in 1815 and became a major national attraction after the establishment of the Festival in 1902. Deposit equal to 5 weeks rental . Council Tax Band C





**GROUND FLOOR**



## St. Georges Place, Cheltenham, GL50

**APPROX. GROSS INTERNAL FLOOR AREA 591 SQ FT 54.9 SQ METRES**

**Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for information only and should not be relied on as a basis of valuation.**

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### 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
Very Good	A		
Good	B		
Fair	C		
Below Average	D		
Poor	E		
Very Poor	F		
Extremely Poor	G		
		79	80
<small>For more information on energy costs</small> <small>For more information on energy costs</small>			
<small>EU Directive 2002/91/EC</small>			



Awaiting Photograph