



**ROYAL PARADE CHELTENHAM GL50**  
**£725 PER MONTH** AVAILABLE 04/10/2024

**Hamptons**

THE HOME EXPERTS



# { THE PARTICULARS }

Royal Parade Cheltenham GL50

**£725 Per Month**  
**Unfurnished**

 **1 Bathroom**  
 **1 Reception**

## Features

- Main living/sleeping area, - Kitchen, -  
Bathroom, - Pets Not Allowed, - On Street  
Parking

## Council Tax

Council Tax Band A

## Hamptons

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

# { ARE YOU A SINGLE PROFESSIONAL LOOKING FOR A BASE IN TOWN? }

## The Property

Unfurnished studio apartment in the heart of Montpellier just a few minutes walk from restaurants and bars. The property has recently been renovated to a high standard. The accommodation includes: entrance hall with storage cupboard, spacious living/sleeping area, separate kitchen with appliances and fully fitted bathroom. Street parking is available with a permit. Deposit equivalent to five weeks rent. Unsuitable for pets.

## Outside

On road parking.

## 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.



Approximate Area = 31.9 sq m / 343 sq ft



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 277466

**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 Energy Efficient (low energy costs)	A		85
Energy Efficient	B		
Decent	C	72	
Needs work	D		
Needs more work	E		
Very poor	F		
Very poor	G		

EU Directive 2002/91/EC  
England & Wales



Awaiting Photograph