



**LYPLATT ROAD CHELTENHAM GL50**  
*£2,550 PER MONTH AVAILABLE 21/10/2024*




**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

Lypiatt Road Cheltenham GL50

**£2,550 Per Month**  
**Furnished**

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

## Features

- Furnished, - Parking included, - Town centre location

## Council Tax

Council tax band not specified

## Hamptons

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

# { BEAUTIFUL FURNISHED TOWN CENTRE APARTMENT.

## The Property

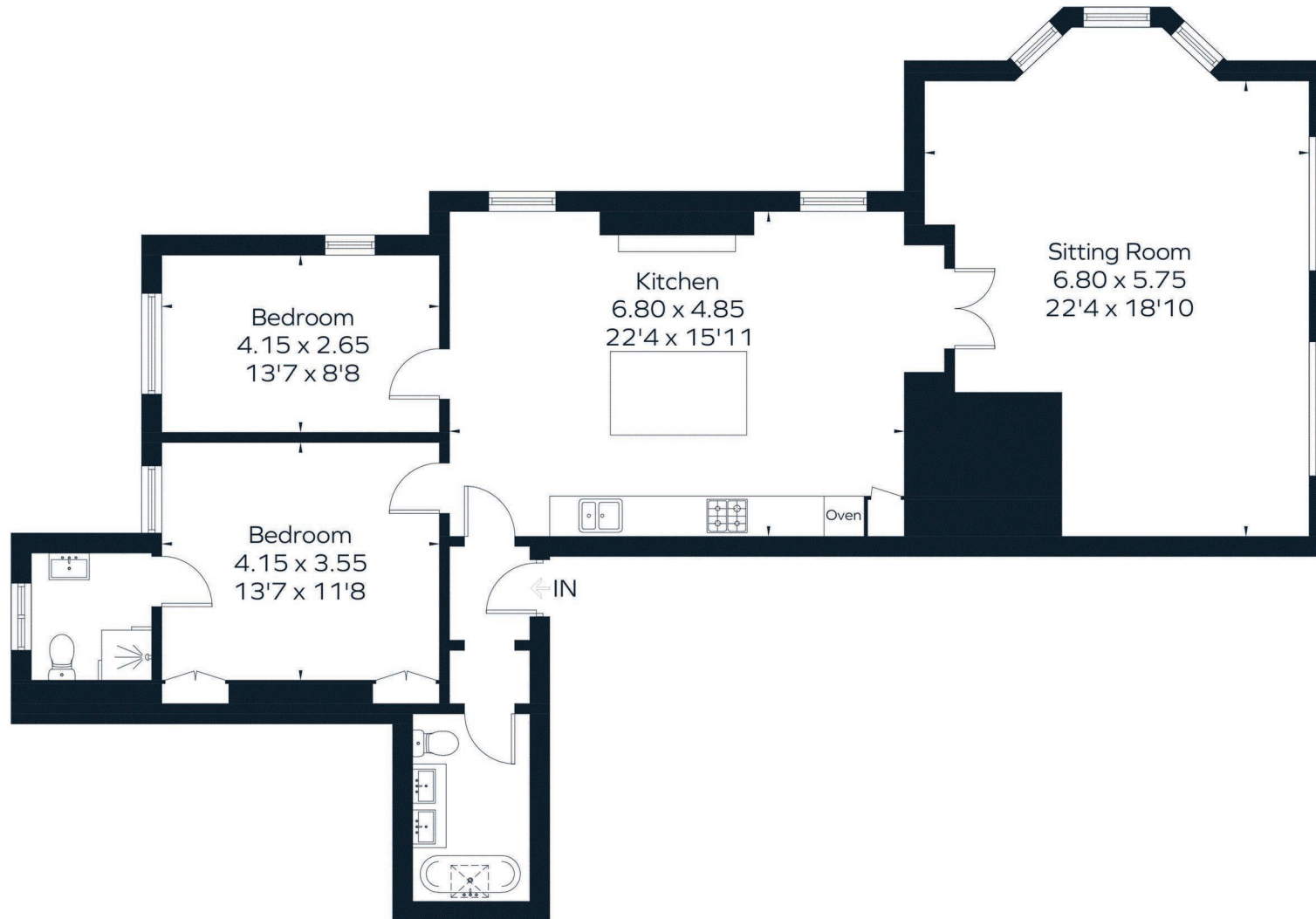
Internally the apartment boasts an array of features from floor to ceiling sash windows, high ceilings, tasteful furniture and modern décor. There is a large open plan kitchen and dining area complete with modern appliances and an island. The stunning sitting room is dual aspect and is located towards the front of the building. There are two bedroom, each doubles with the larger bedroom benefitting from a contemporary en suite shower room. The second double is served by a separate bathroom complete with freestanding bath tub.

## 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. The town hosts several festivals of culture often featuring nationally and internationally famous contributors and attendees; Cheltenham Literature Festival, Cheltenham Jazz Festival, Cheltenham Science Festival and Cheltenham Music Festival. Cheltenham is well-known locally for its night-life, with a wide range of pubs, wine bars, clubs and restaurants.



Approximate Area = 1111.5 sq m / 1200 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 281464

#### 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
100-92	A		
91-82	B		
81-69	C		
68-55	D	67	67
54-47	E		
46-35	F		
34-1	G		

England & Wales EU Directive 2002/91/EC

