



**Sure**  
Property Group  
Cheltenham

***FLAT 5 7 BERKELEY STREET, CHELTENHAM, GL52 2SY***

***£895 PCM***

***CHELTENHAM BOROUGH COUNCIL COUNCIL TAX BAND A***





PLEASE EMAIL YOUR ENQUIRY IN THE FIRST INSTANCE - A first floor one bedroom apartment situated in a period property, just a few minutes stroll from Cheltenham's high street and Sandford Park. the property comprises of an open plan kitchen/living room with built in fridge/ separate freezer and induction hob and oven, a double bedroom with fitted wardrobes and shower room with double shower enclosure. the property also benefits from gas central heating, a communal garden, several period features such as sash windows and high ceilings. Permit parking. The property would ideally suit an individual or couple.

Tenant Fees & Charges (for tenancies signed after 1st June 2019)

PRIOR TO TENANCY

Holding Deposit: Equivalent to 1 weeks rent

Deposit: Equivalent to 5 weeks rent for rent under £50,000 or 6 weeks for rents if £50,000 and above

1st months rent: 1st month's rent (less holding deposit previously paid)

DURING TENANCY (if applicable)

Changes to tenancy agreement: £50 inc vat (ie, change of occupier etc)

Replacement for lost keys/security device: Reasonable cost of replacement

Early release from tenancy: If agreed by landlord, remainder of rent until end of tenancy or new tenant moved in plus re-letting costs

Arrears: 3% above Bank of England base rate interest for arrears over 14 days

Utility payments: Where written in tenancy agreement for utilities, TV licence, council tax, communication service etc

Pets: Via separate negotiation. Please provide details of the pet and also if your prepared to have additional pet damage clauses added to your contents insurance.

Client Money Protection (CMP): CMP Client Money Protect



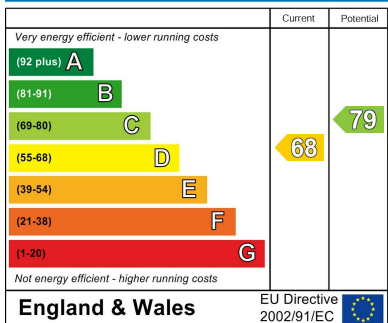
<b>Local Authority</b>		<b>Council Tax</b>	
Gloucestershire		Band:	A
		Annual Price:	£1,506
<b>Conservation Area</b> ?		<b>Flood Risk</b>	
Central		Very low	
<b>Floor Area</b>		<b>Plot Size</b>	
430 ft <sup>2</sup> / 40 m <sup>2</sup>		0.03 Acres	
<b>Mobile Coverage</b>		<b>Broadband</b>	
EE	●	Basic	17 Mbps
Vodafone	●	Superfast	80 Mbps
Three	●	Ultrafast	10000 Mbps
O2	●		
<b>Satellite / Fibre TV Availability</b>			
BT	✓		
Sky	✓		
Virgin	✓		







**Energy Efficiency Rating**



Sure Property Group  
 23 Bath Street, Cheltenham  
 GL50 1YA  
 01242 241200  
 info@surecheltenham.co.uk