



**25 RIVER LEYS, SWINDON VILLAGE, CHELTENHAM, GL51 9RY**

**£695 PER CALENDAR MONTH**

**CHELTENHAM COUNCIL TAX BAND A**





Well presented, first floor one bedroom flat available for tenancy on an unfurnished basis.

Early viewing is advised and a pre-recorded video tour is available on request.

The flat briefly comprises of stairs in communal area leading to the access into the flat on the first floor. Once inside, there's a good size living area with laminate flooring which is open to the kitchen which includes the electric oven and gas hob. The bedroom is carpeted and has a built in storage cupboard and off of which is the modern shower room.

Further benefits include double glazing throughout and parking for one vehicle.

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)

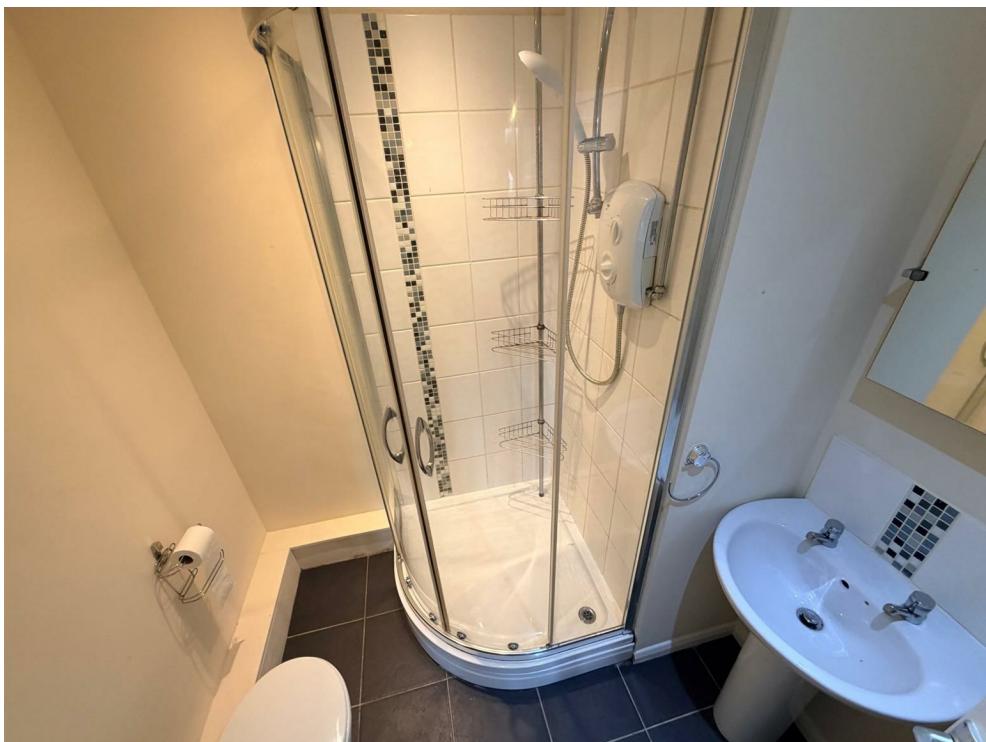
Replacement for lost keys/security device: Reasonable cost of replacement

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: Pets cannot be considered unless stated in the property advert









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**Sure Property Group**  
**23 Bath Street, Cheltenham**  
**GL50 1YA**  
**01242 241200**  
**[info@surecheltenham.co.uk](mailto:info@surecheltenham.co.uk)**