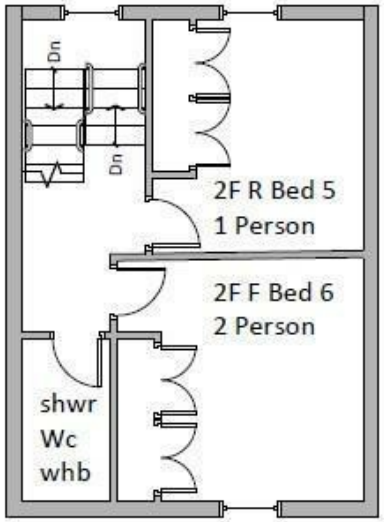


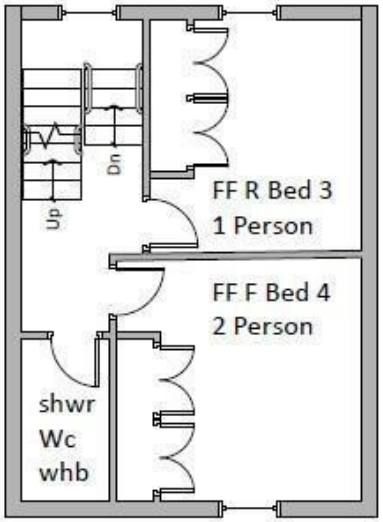
ROOM 6, 23 GLOUCESTER PLACE, CHELTENHAM, GL52 2RN

£520 PER CALENDAR MONTH

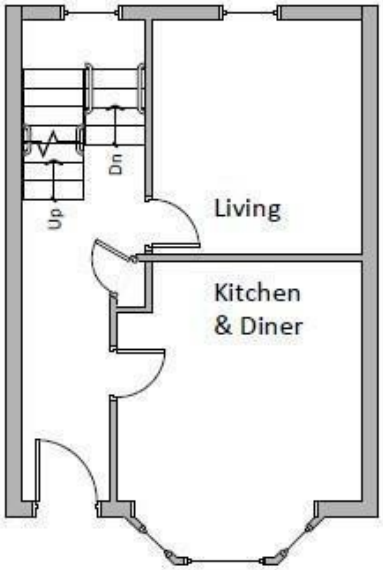
DO NOT INFORM UTILITIES COUNCIL TAX BAND EXEMPT



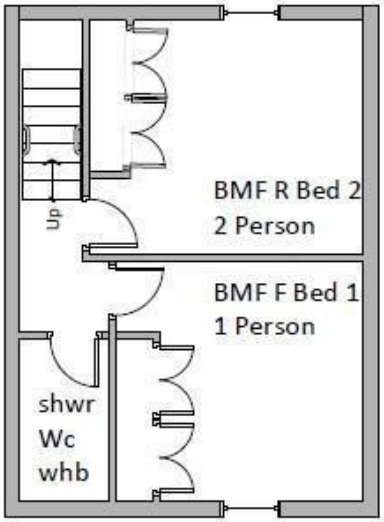
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



BASEMENT FLOOR









Furnished, top floor double bedroom, available for tenancy from 6th October '26. Custom designed, Six Bedroom shared property situated in the very centre of Cheltenham.

The property benefits from Under-Floor Heating, every room has its own thermostatic control. Room 6 is on the top floor and offers a Fitted Double Wardrobe, Three Quarter width Bed, Desk and Chair.

The house offers Three Spacious DOUBLE SHOWER ROOMS (one on each floor), so every tenant is only ever sharing with one other person. The Fully Fitted Kitchen includes good quality White Goods and there is a Dining Area with Table and Chairs, plus a separate Lounge with Smart TV and an outside Courtyard area, ideal for socialising.

THE PROPERTY IS OFFERED ON A FURNISHED BASIS at £520.00 Per Room per Month and includes all bills, with a council tax contribution of £36.40 a month to be paid by the tenant, plus high speed broadband.

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

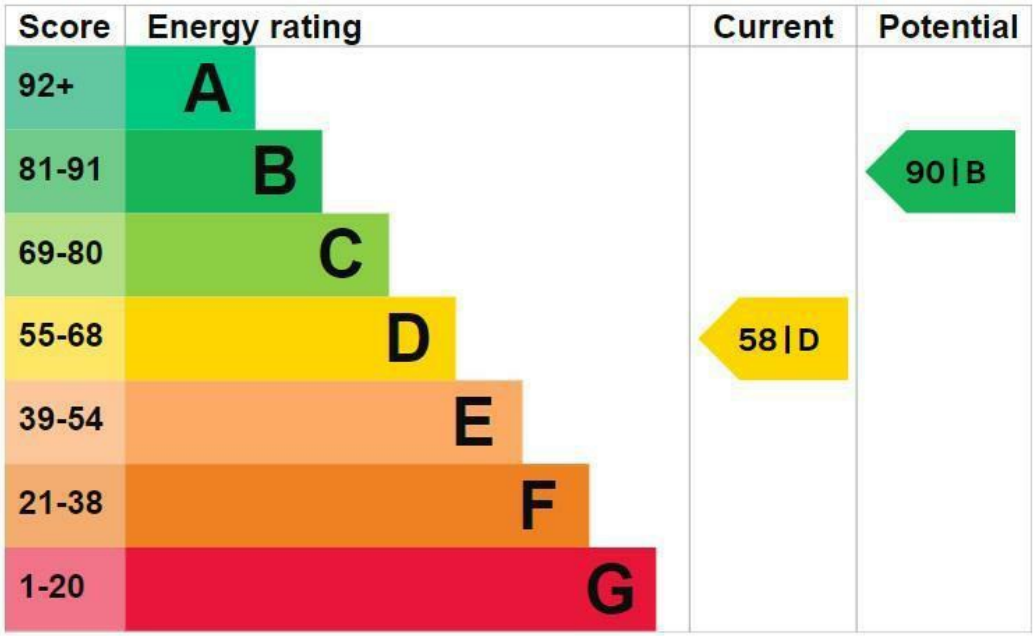
Utility payments: Where written in tenancy agreement for utilities, TV licence, council tax, communication service etc

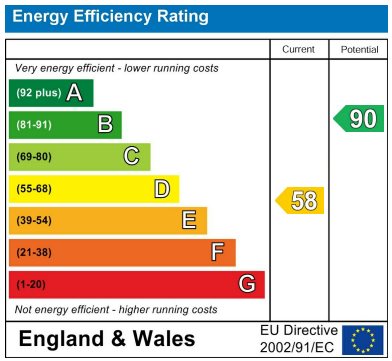
Client Money Protection (CMP): Safeagent

Redress scheme: The Property Ombudsman






Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
58 | D
90 | B



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