



5 PARKWOOD GROVE, CHARLTON KINGS, CHELTENHAM, GL53 9JW

£1,650 PCM

CHELTENHAM BOROUGH COUNCIL COUNCIL TAX BAND D

Ground Floor

Approx. 41.5 sq. metres (446.2 sq. feet)



First Floor

Approx. 46.1 sq. metres (496.4 sq. feet)



Total area: approx. 87.6 sq. metres (942.6 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.
Plan produced using PlanUp.



Sure Property Group Cheltenham are pleased to offer a lovely three/four bedroom semi detached family home in the heart of CHARLTON KINGS. The property is presented to a good standard throughout and briefly provides, Entrance to porch, large double reception room (Lounge open to Dining Room), modern fitted kitchen, Two generous double bedroom with storage, third small double, fourth small single/study, Family bathroom with shower over bath and separate W.C. Further benefits include gas central heating, double glazing, off road parking, integral single bay garage, front and rear gardens. The property has been re-decorated throughout and new carpets fitted.

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

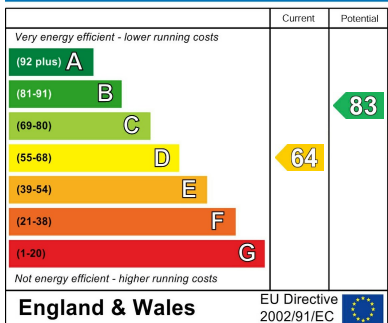
Pets: Via separate negotiation. Please provide details of the pet and also if your prepared to have additional pet damage clauses added to your contents insurance.

Client Money Protection (CMP): CMP Client Money Protect





Energy Efficiency Rating



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