

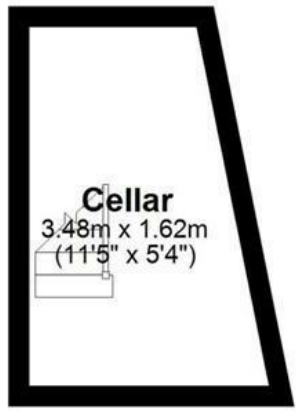
37 HANOVER STREET, CHELTENHAM, GLOUCESTERSHIRE, GL50 4HE

£1,250 PCM

CHELTENHAM COUNCIL TAX BAND A

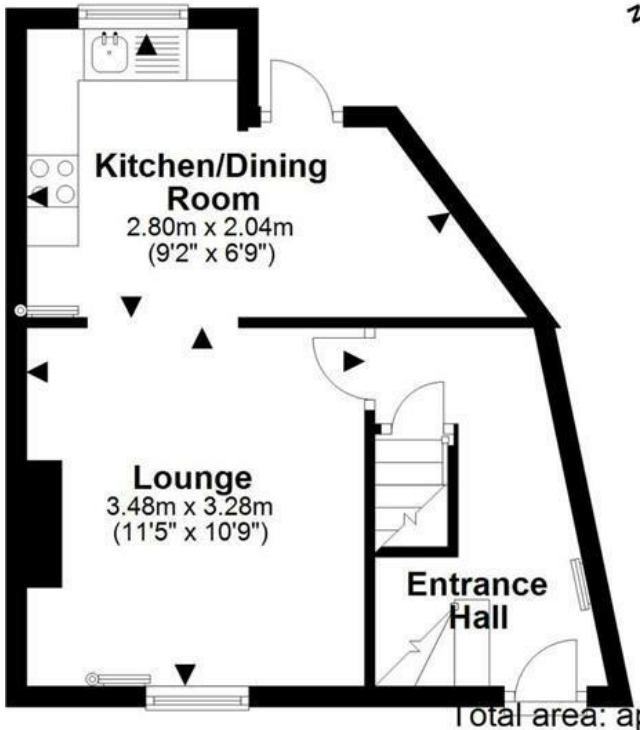
Basement

Approx. 6.9 sq. metres (73.8 sq. feet)



Ground Floor

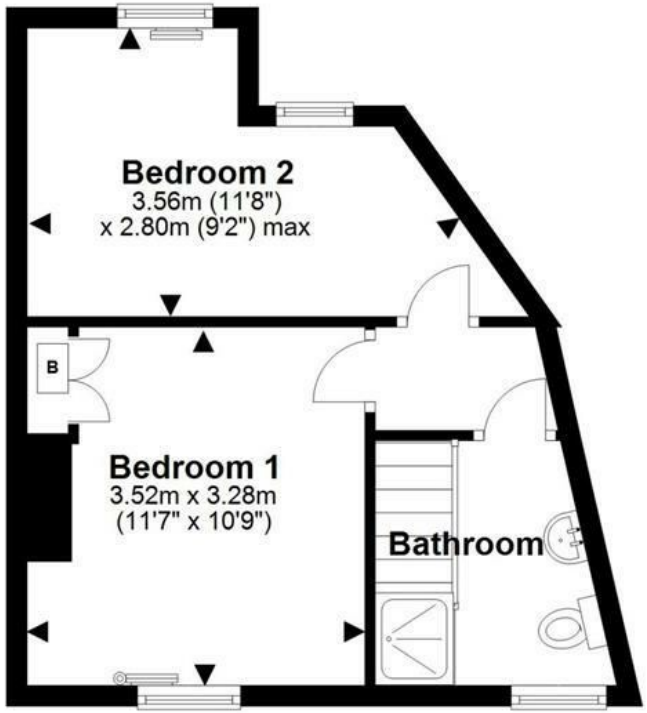
Approx. 28.5 sq. metres (306.6 sq. feet)





First Floor

Approx. 28.9 sq. metres (310.6 sq. feet)

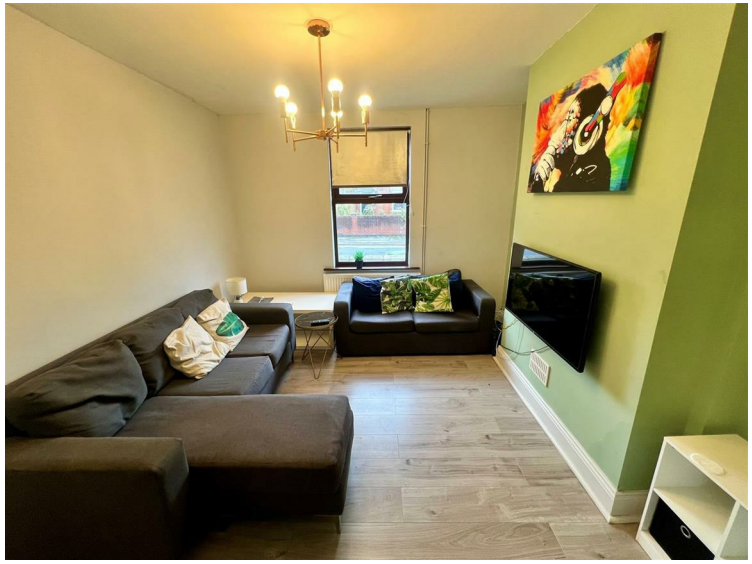


Total area: approx. 64.2 sq. metres (691.0 sq. feet)

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.

37, Hanover Street, CHELTENHAM









IN THE FIRST INSTANCE PLEASE EMAIL US YOUR REQUEST TO VIEW - A TWO DOUBLE BEDROOM TERRACED HOUSE with refitted kitchen and bathroom. The accommodation comprises: entrance hall, open plan kitchen/dining room, courtyard garden with outside w.c./storage cupboard, gravelled gated access to rear of the property. Upstairs are two double bedrooms and refitted bathroom with shower cubicle. The property also benefits from double glazing, gas central heating and gated gravelled front garden. No allocated parking but parking on the street outside the property.

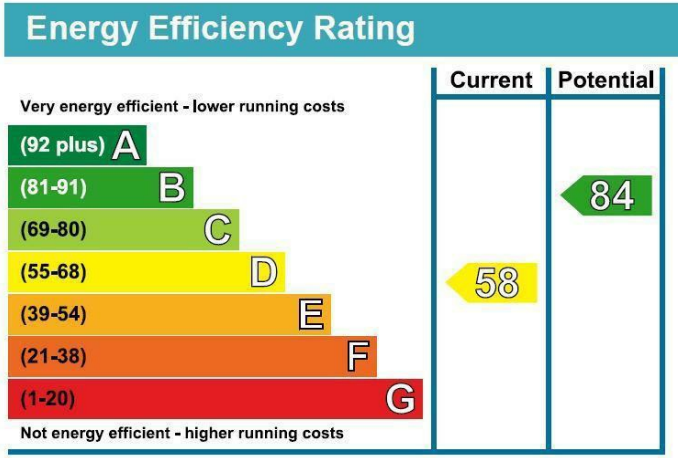
Tenant Fees & Charges (for tenancies signed after 1st June 2019)
PRIOR TO TENANCY
Holding Deposit: Equivalent to 1 weeks rent
Deposit: Equivalent to 5 weeks rent for rent under £50,000 or 6 weeks for rents if £50,000 and above
1st months rent: 1st month's rent (less holding deposit previously paid)
DURING 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



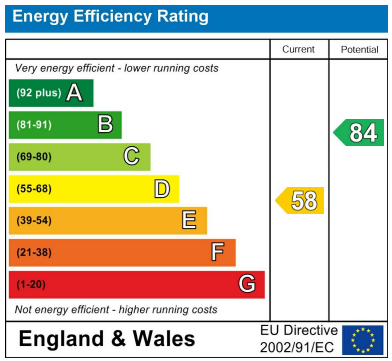








Local Authority		**Council Tax**	
Cheltenham		Band:	B
		Annual Price:	£1,678
Conservation Area		**Flood Risk**	
Central		No Risk	
Floor Area		**Plot Size**	
731 ft² / 68 m²		0.02 Acres	
Mobile Coverage		**Broadband**	
EE	●	Basic	13 Mbps
Vodafone	●	Superfast	80 Mbps
Three	●	Ultrafast	1000 Mbps
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✓		



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