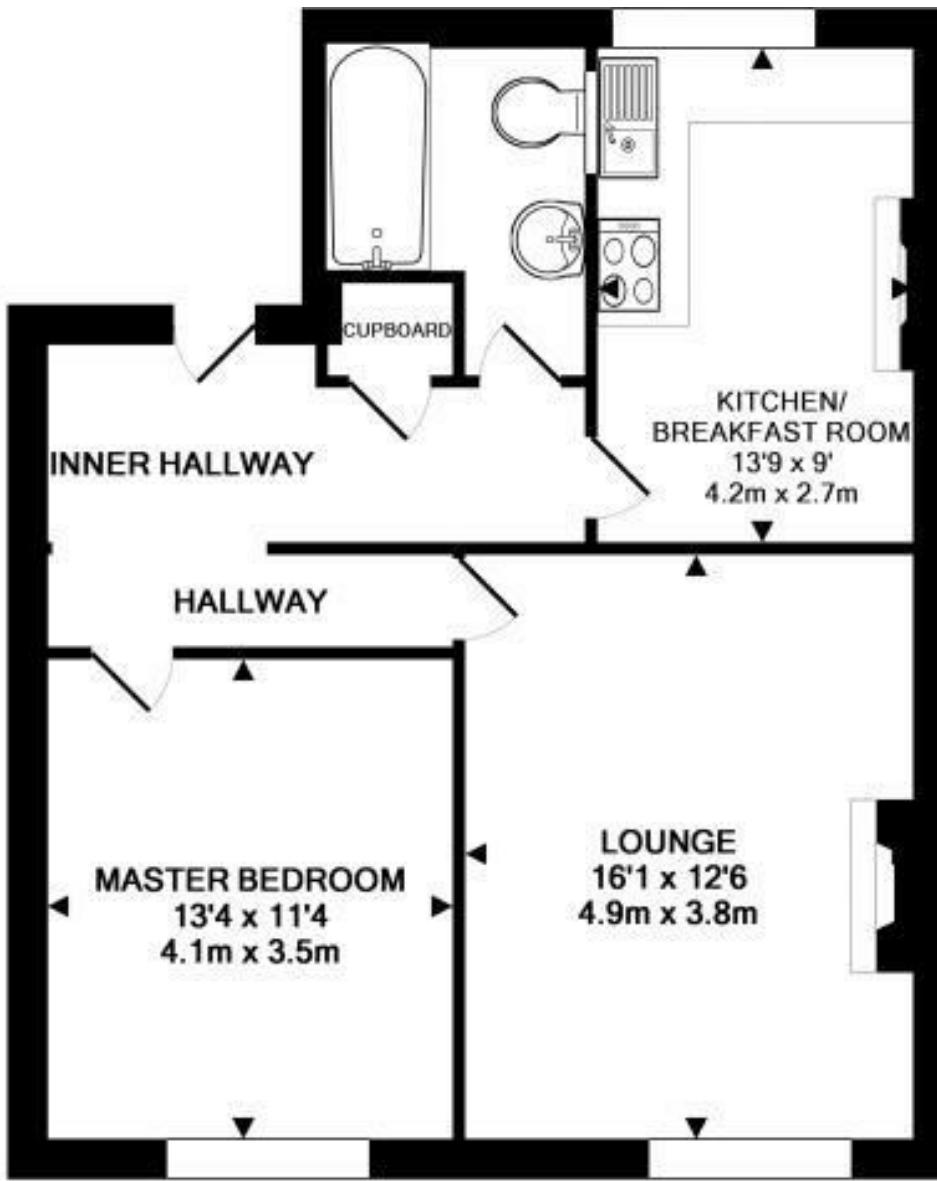




**FLAT 4, 18 CLARENCE SQUARE, CHELTENHAM, GL50 4JN**

**£895 PCM**

**CHELTENHAM BOROUGH COUNCIL COUNCIL TAX BAND B**



**TOTAL APPROX. FLOOR AREA 649 SQ.FT. (60.3 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



IN THE FIRST INSTANCE PLEASE EMAIL YOUR ENQUIRY - a spacious one bedroom apartment in the leafy Clarence Square. The property is set within a typical Cheltenham Period Town house which faces into the Square and has views over the park. A communal entrance and staircase leads up to the apartment which then briefly provides; Entrance to Hall, Lounge, Modern Kitchen with Period Fireplace and Dining Space, Double Bedroom and Bathroom Suite with Shower over Bath. Further benefits include electric heating and on street residents permit parking available from Cheltenham Borough Council.

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

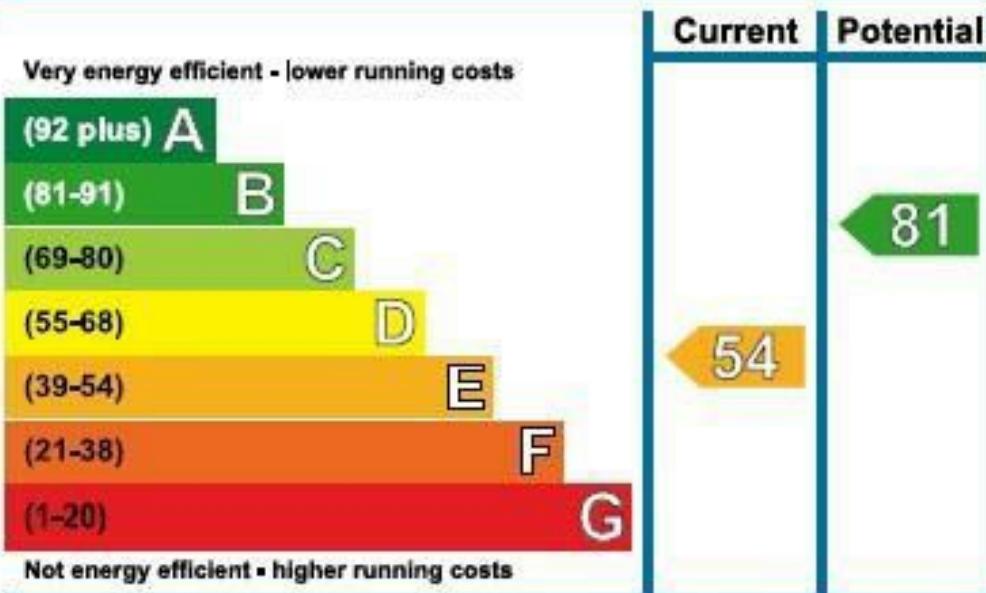
Utility payments: Where written in tenancy agreement for utilities, TV licence, council tax, communication service etc

Pets: Unless stated in the advert , pets will not be considered.

Client Money Protection (CMP): CMP Client Money Protect

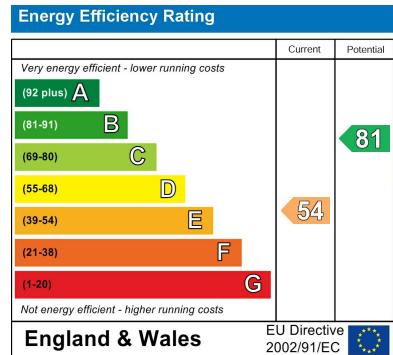


## Energy Efficiency Rating









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