STEVE GOOCH
LETTINGS | EST 1985



37b Heathville Road

Gloucester GL1 3DS

- One Bedroom Ground Floor Apartment
- With Own Entrance and Front Door
- Fully Fitted Kitchen
- Shower room
- Bedroom / Living Room
- Sleek Modern Finish Throughout

£850 Per Calendar Month

Situated in the popular and well-established residential area of Kingsholm, 37B Heathville Road, enjoys a convenient location within easy reach of Gloucester City Centre and its excellent range of shops, restaurants, cafés and leisure facilities. The property is ideally positioned for access to Gloucestershire Royal Hospital, Gloucester Railway Station and local bus routes, making it particularly appealing to working professionals and commuters. The surrounding area also offers a variety of local amenities, schools and recreational facilities, with excellent road links to Cheltenham, the M5 motorway and surrounding areas.

AVAILABLE
Now!

PRICE AND OTHER INFORMATION
Rent £850.00
Holding Deposit £196.00 - 1 weeks rental amount
Deposit £980.00 - 5 weeks rental amount
Earnings / Income required 2.5 x the yearly rent £25,500

Please note all applications are subject to earnings / income verification additional information maybe required in the case of self employment applications. If self employed you will need to have been trading for at least 3 years and be able to provide confirmation of earnings for at least the last 2 years. Applications are also subject to credit reference agency checks please be aware that any issues in your credit past may hinder your ability to proceed.

ACCOMMODATION
Comprises of modern fitted kitchen, double bedroom, lobby, shower room, and light and airy living room

RESTRICTIONS
Sorry but no pets or smokers

ENERGY RATING
D/69

AGENTS NOTE
Please note the property has no allocated parking, you will need to obtain a street parking permit from Gloucester Council. Costs as follows - Resident Permit £63.60 for 1st, £127.35 for 2nd Two permits per household. Please see link below for further details on the residents permit scheme.

https://www.gloucestershire.gov.uk/media/nqnpy3ki/gcc-permit-parking-schemes-leaflet-june-2023.pdf

COUNCIL TAX
Gloucester City Council Band A

SERVICES
Mains Electric, Water, Sewage
Heating - Electric Storage Heaters

BROADBAND
Note any prospective tenants are advised to complete their own research and checks to ensure that the Broadband and Mobile coverage to the property are suited to their individual needs and circumstances.

Broadband - The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different.

Standard: 8 Mbps
Superfast: 80 Mbps
Ultrafast:1000 Mbps

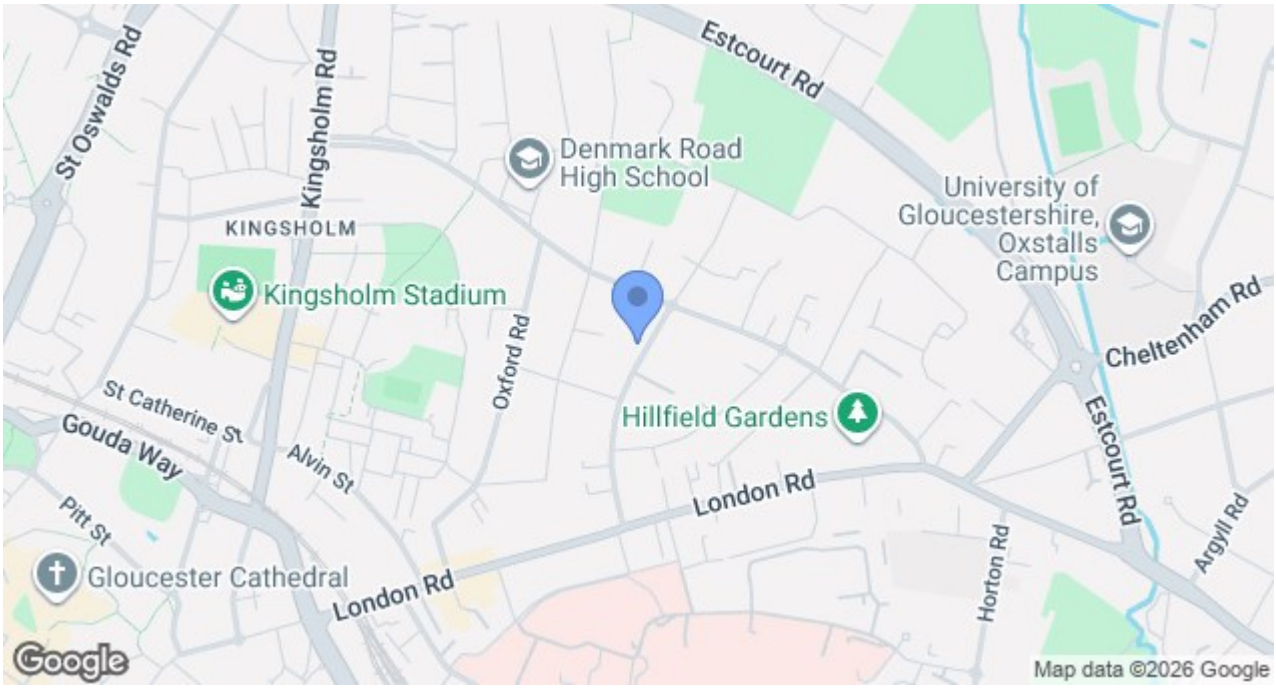
MOBILE
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Mobile - Results are predictions and not a guarantee. Actual services available may be different depending on the particular circumstances and the precise location of the user and may be affected by network outages.

EE
Three
O2
Vodafone

TENANT INFORMATION
From June 1st 2019, as a result of the Tenants Fee Ban Act, tenants will only have to pay limited fees for setting up and concluding a tenancy agreement as well as a limited number of charges during the tenancy.
If you like a property and wish to proceed with it, you will be required to pay a holding deposit of up to 1 weeks rent (generally £100) to reserve the property whilst you complete the necessary application paperwork and provide ID and additional information.
If you are not successful with your application as a result of you providing incorrect information such as earnings or failure to disclose issues in your credit history and subsequently not in a position to move forward with the tenancy within 14 days, this holding deposit will be forfeited.
If the landlord withdraws the property for any reason other than your unsuitability, then the holding deposit will be returned to you.
Other fees apply during the tenancy such as loss of keys, changes to the agreement, rent arrears, and early end of tenancy. These will be explained before you sign your tenancy agreement.
The only charges other than the holding deposit will be rent (1 month in advance) and security deposit (equivalent to 5 weeks rent).
For your re-assurance, Steve Gooch Lettings have client money protection through Client Money Protect and all security deposits are lodged with the Deposit Protection Service.



MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.