



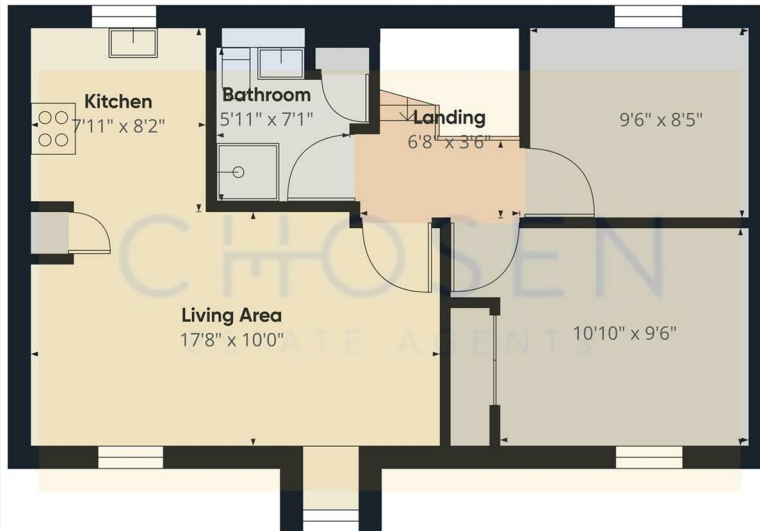
16 Robin Close, Abbeydale, GL4 4UY

£1,250 Per Calendar Month

TO LET

CHOSEN  
ESTATE AGENTS

- AVAILABLE NOW
- GARAGE
- LOCAL SCHOOLS NEARBY
- CUL-DE-SAC LOCATION
- EPC C
- NEW CARPETS
- ALLOCATED PARKING
- RECENTLY DECORATED
- LOW MAINTENANCE GARDEN
- COUNCIL TAX BAND B



Approximate total area<sup>(1)</sup>  
516.66 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## THE PROPERTY

Chosen Estate Agents are delighted to present this recently decorated two bed coach house, located in the ever so popular Abbeydale.

The property benefits newly fitted grey carpets and has been painted throughout. As you enter the property you will find the inside entrance to the garage. Upstairs there are two double bedrooms, a lounge/diner and main bathroom, with fitted shower cubicle.

There is tandem parking for 2 cars at the front of the property and a garage. One small pet will be considered at no extra cost

Holding Deposit: £288.00 based on 1 weeks' rent of asking price

Security Deposit: £1,442.00 based on 5 weeks' rent of asking price

Council Tax band: B

Local Authority: Gloucester City Council

EPC Band: TBC

Electricity supply: Mains

Gas Supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas Mains Heating

Mobile phone coverage: i.e EE, Vodafone, Three, O2

If satisfactory references are not obtained or you withdraw your application any financial loss to Chosen Estate Agents or the Landlord will be deducted from your holding deposit. If you or your guarantor provides information that is inaccurate, false, incomplete, or adverse credit not being disclosed then we may retain your holding deposit and reject your application.

## SITUATION

## Directions

2 Church Road, Churchdown, Gloucestershire, GL3 2ER

Tel: 01452 857421 Email: [info@chosenestateagents.co.uk](mailto:info@chosenestateagents.co.uk) [www.chosenestateagents.co.uk](http://www.chosenestateagents.co.uk)