



£950 pcm – No Bills Included.

Flat 1, Garden Flat, 150 Cheltenham Rd, Montpelier,
Bristol, BS6 5RL





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PRIVATE GARDEN - AVAILABLE NOW - Newly Painted & New Carpets - Modern One Bedroom
Basement Garden Flat found in Montpelier. Located close to Bristol City Centre minutes away from
Montpelier Railway Station & the retail development of Cabot Circus. double glazing, GCH, Unfurnished.
EPC C, C.Tax A.

GARDEN FLAT - NEW Decorations & NEW Carpets - Prime Montpelier Location with Garden | Available NOW - One Bedroom Basement Garden
Flat | Separate Lounge | Separate Modern Kitchen | White Suite Bathroom
Gas Central Heating - Combination Boiler | Double Glazing | Close to City Centre, Gloucester Road (A38). | Modern New Decorations & Soon to
be fitted NEW Carpets | Unfurnished, EPC C, Council Tax A.



AVAILABLE NOW - GARDEN FLAT - NEW Decorations &
NEW Carpets - A Well-Presented, newly painted,
unfurnished one-double bedroom basement garden flat
providing easy access to Bristol City Centre, Cabot Circus,
Montpelier railway station, Stokes Croft and the M32
motorway network. Located on the lower basement floor
of this period building, this compact and cosy one-double
bedroom flat is presented to the rental market in good
condition being recently painted with new carpets,
accommodation comprising; stairs lead down to the
shared communal entrance hall, inner hallway/lobby,
front facing double bedroom, modern bathroom,
separate lounge, separate modern kitchen with white
goods and a rear approx. 32 ft garden.

The property boasts, gas central heating, part double
glazing, modern NEW neutral decorations with brand
NEW carpets to the bedroom and lounge. The property is
offered unfurnished including only a hob, oven, extractor
hood plus a fridge/freezer, dishwasher and washing
machine. NO STUDENTS, NO CHILDREN, NO SMOKERS.
Mature professional tenants Only. (Ideal for one tenant
due to cosy size).

Available NOW. 05-Week Deposit, 12-Month Contract.
Unfurnished. (Cooker, fridge freezer, dishwasher,
washing machine supplied). No Parking Offered. Permit
parking area – BCC Permits may be available, tenants to
contact Bristol City Council.





Bristol City Council permit parking in area - <https://www.bristol.gov.uk/parking/residents-parking-schemes>

Maximum of Two Professional Tenants on Full Time Permanent Contracts Only earning +£14,250 pa pp. Due to the local Council additional licence scheme the landlord will only allow a maximum of two tenants to live in the property. Council Tax Band A (Bristol City Council) and EPC Rating C. Broadband – Normal Supply, Mobile Phone Coverage – Normal Supply. Please check on viewing.

NB. From the landlord - Cleaning - The flat will be cleaned by the landlord with new decorations and new carpets added. The landlord expectation is for the flat to be returned to the same condition as per check in with the flat deep cleaned to a high/professional standard with carpets shampooed as they will be brand new on entry. Property maintenance. Tenants must immediately let the landlord know of any issues requiring maintenance attention. Text and or email. NB. To pass standard referencing - An annual combined household income of approx. +£28,500 pa (30 x rent £31,500 pa / 2 = £14,250 pp pa) from full time permanent employment or pension income will be needed to pass reference checks. (References required – affordability check, employment check, previous landlord, credit check, ID Check, government right to rent check).

If you are not in full time permanent employment e.g., part time, student, self-employed, zero-hour, bank staff, agency, short term contract, fixed term contract less than the length of the tenancy period offered 12-months, just starting a new job or CEO of a company or director of a company please contact the office before booking a viewing. Subject to references, a UK based employed UK based homeowner may be required to act as a guarantor. With annual household income of 36 x the rent (+£34,200 pa / 2 = £17,100 pa pp) from permanent employment or pension income will be needed to pass reference checks.



(References required – affordability check, employment check, ID check, credit check).

COMMUNAL ENTRANCE

Communal entrance door to front.

COMMUNAL ENTRANCE HALL

Tiled floor, door to flat.

ENTRANCE HALL

Fuse Box, Doors into....

BEDROOM ONE

11' 6" x 8' 4" (3.51m x 2.54m) Window to Front Aspect, Radiator

BATHROOM

7' 1" x 4' 8" (2.16m x 1.42m) Low Level WC, Pedestal Wash Hand Basin, Panel Bath, Heated Towel Rail, Extractor Fan

LOUNGE

14' 4" x 10' 8" (4.37m x 3.25m) Double glazed window to rear aspect, cupboard housing gas Combination Boiler (not Tested), radiator, Door leading to....

KITCHEN

13' 9" x 4' 9" (4.19m x 1.45m) Wall and Base Units, Rolled Edge Work Tops, Gas Hob, Electric Oven, Fridge/freezer, dishwasher, sink, Door, and Window to Rear

REAR GARDEN

Approx. 32' Long, patio area, lawn.

MATERIAL INFORMATION

Part A

Council Tax / Domestic Rates – Council tax band A – Bristol City – Reference – 14797148023.

Asking price - £950.00 pcm – No bills included.

*Tenure – Leasehold.

Service charges – None

Management fees – £25

Ground rents – None

Estate changes – None

Other Charges due relating to the building or property -

*Including details of any inescapable costs, such as service charges, ground rents, estate rent charges etc.





Part B

Information that should be established for all properties.
Property type – Basement Flat with Garden
Property construction – Brick
Number and types of rooms – 01-Bedroom. 01-Bathroom.
01-Kitchen. 01-Lounge. 01-hall.
Electricity supply - Mains Supplied.
Water supply - Mains Supplied.
Sewerage – Mains Supplied.
Heating – Gas Central Heating – Gas combination boiler.
Broadband – Landlord confirmed - Virgin
Broadband – Availability - Standard – Yes, Super-fast - Yes,
Ultra-fast – Yes.
<https://checker.ofcom.org.uk/>
Mobile signal/coverage – Good
Mobile signal/coverage – Availability – EE – Yes, Three -
Yes, O2 -Yes, Vodafone – Yes.
<https://checker.ofcom.org.uk/>
Parking – No parking supplied – Local Council permit
parking area.

Part C

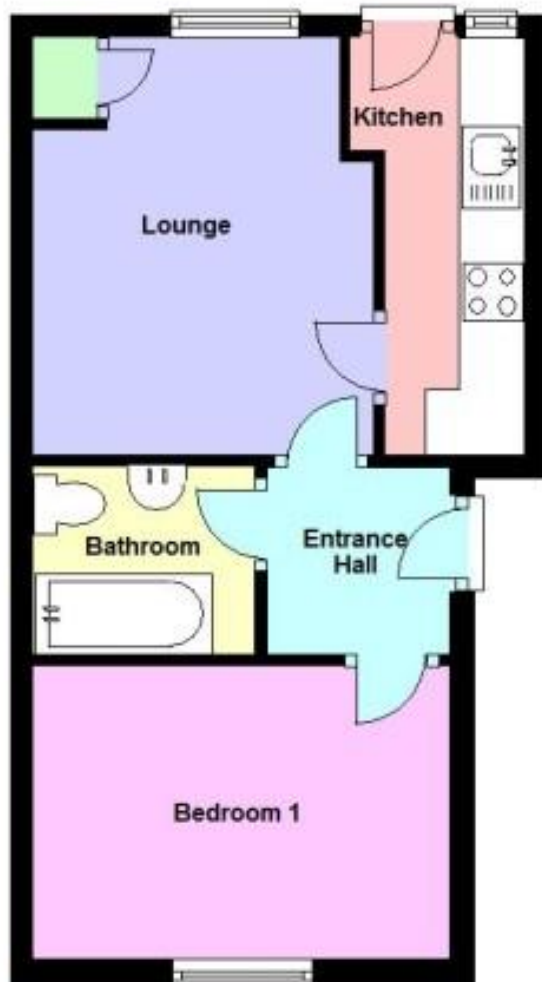
Building safety - Any improvements and issues reported in
the last 10 years – No
Restrictions with building and lease – No
Rights and easements – No
Flood risk – No
Coastal erosion risk – No
Planning permission – No
Accessibility/adaptations – None – Steps lead down to
lower basement level.
Coalfield or mining area -
Energy Performance Certificate rating (EPC) – Band C -
Certificate number – 0073-2811-6896 -2920-5765

TENANT INFORMATION

As part of our application process, no agency fees are due.
Standard charges will include 01 week holding deposit
(£219.23), rent and a 05-week security deposit (£1096.15)
that will be payable before the tenancy starts.

Basement

Approx. 28.9 sq. metres (310.8 sq. feet)



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