



£1,000 pcm – No Bills.

First Floor Flat, 508 Filton Avenue, Horfield,
Bristol, BS7 0QE





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Urban Property are delighted to bring to the rental market this modern unfurnished first floor two double bedroom flat located on the popular Filton Avenue close to local shops and within easy reach of the M32. 05-Week Deposit & 12-Month Contract. Available August/Sept. Max 2 x Professionals Only.

First Floor Two Double Bedroom Flat | Available August/September 2024 | Unfurnished with White Goods Included | New Decorations & Bedroom Carpets. | Close to MOD, Airbus & UWE - Abbey Wood and Bristol Parkway Railway Station
Rear Kitchen/Diner | White Suite Shower Room | Gas Central Heating & Double Glazing | No Smokers, Pets, Children, Students. Max 2 x Professionals Only. | 05-Week Deposit. 12-Month Contract. No Parking Offered. EPC D. Council Tax A.



UNFURNISHED TWO BEDROOM FIRST FLOOR FLAT - AVAILABLE LATE AUGUST / EARLY SEPTEMBER 2024.
Heart of Horfield - £1000 pcm, No Bills Included - Unfurnished – White Goods Included – Newly Painted and New Bedroom carpets.

An unfurnished first floor flat boasting new neutral decorations and modern flooring's available in August / September 2024.12- Month Contract. 05-week Deposit. One or Two Professional Tenants Only. No Parking Offered. EPC D. Council Tax A.

Urban Property Bristol are delighted to bring to the rental market an unfurnished two-bedroom first floor flat located in the heart of Horfield close to local businesses such as Airbus, Rolls Royce, MOD giving good access into the City Centre and Cribbs Causeway. Within easy reach of Bristol Parkway and Abbey Wood railway stations and the M32/M4/M5 motorway network. This two double bedroom first floor flat comprising; communal entrance shared with 2 x flats, stairs lead to the first floor flat (First Floor Flat), entrance, wooden door leads to a small entrance hallway, open plan rear facing Kitchen/diner with a modern fitted kitchen area, modern shower room, two front facing double bedrooms. The property benefits from new modern neutral decorations and modern floorings, plus double glazing and gas central heating with a combination boiler.

The property is offered un-furnished with white goods





included (Cooker, Washing Machine, under counter fridge). The landlord expectation is for the property to be returned in the same condition as on check-in with the property being deep cleaned to a professional standard on exit. 12-month contract required. Unfurnished. 05-week deposit. Available late August / Early September 2024. No Parking Offered, On road parking in the local area. NO SMOKERS, NO STUDENTS, NO CHILDREN, NO FAMILIES. Unsuitable for pets.

Council Tax Band A (Bristol City Council) and EPC Rating D. Broadband – Normal Supply, Mobile Phone Coverage – Normal Supply. Please check on viewing. Property maintenance. Tenants must immediately let the landlord/managing agent know of any issues requiring maintenance attention. Text and or email. Ideal for one or two professional tenants or a professional couple.

Maximum of Two Professional Tenants on Full Time Permanent Contracts Only. Each tenant will need to earn +£15,000 pp pa each – based on tenant tenants.

(Combined earnings +£30,000 pa for one tenant only). Due to the local Council additional licence scheme the landlord will only allow two tenants to live in the property.

NB. To pass standard referencing - An annual combined household income of approx. +£30,000 pa (30 x rent +£30,000 pa / 2 = +£15,000 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 (+£36,000 pa / 2 = +£18,000 pa pp) from permanent employment, untouched cash savings or pension income will be needed



to pass reference checks. (References required – affordability check, employment check, ID check, credit check).

HALLWAY

2' 11" x 6' (0.89m x 1.83m) Smoke alarm, doors to..

BEDROOM ONE

10' 10" x 10' 9" (3.3m x 3.28m) Double glazed window to front, radiator, fuse box.

BEDROOM TWO

10' 11" x 10' 9" (3.33m x 3.28m) Double glazed window to front, radiator.

KITCHEN/DINER

13' 7" x 14' 2" (4.14m x 4.32m) Two double glazed windows to rear, matching wall and base units, rolled edged work top surfaces, breakfast bar, tiled splash back, sink with mixer tap over, wooden effect laminate flooring, free standing cooker, freestanding under counter half fridge, freestanding washing machine, extractor fan, wall mounted gas combination boiler, doors to hall and shower room.

SHOWER ROOM

5' 06" x 5' 06" (1.68m x 1.68m) Double glazed window to rear, white suite comprising - shower cubicle with electric shower over, sink, low level WC, wooden effect laminate flooring, tiled splash back, radiator, vent.

MATERIAL INFORMATION

Part A

Council Tax / Domestic Rates – Council tax band A – South Gloucestershire Council – Reference – 543015081.

Asking price - £1000.00 pcm – No bills included.

Tenure – Leasehold.

Service charges - n/a

Management fees - n/a

Ground rents - n/a

Estate changes – none

Other Charges due relating to the building or property -

Part B

Information that should be established for all properties.

Property type – First floor flat. (two-bedroom flat). Set in a building with 3 x flats and a shop unit.

Property construction – Brick with tiled roof.

Number and types of rooms – Hall, 2 x Bedrooms, 1 x Shower room, Kitchen/diner.

Electricity supply - Mains Supplied.

Water supply - Mains Supplied.

Sewerage – Mains Supplied.

Heating – Gas Central Heating – Combination gas boiler-Kitchen

Broadband - <https://checker.ofcom.org.uk>

Broadband type Highest available download speed

Highest available upload speed

Availability

Standard Unknown as address not on Ofcom website.

Superfast Unknown as address not on Ofcom website.

Ultrafast Unknown as address not on Ofcom website.

Networks in your area - Unknown as address not on Ofcom website.

Mobile signal/coverage - <https://checker.ofcom.org.uk>

Data last updated: January 2024, based on the latest data available to Ofcom.

EE Limited, Three Limited, O2 Limited, Vodafone Limited

Parking – No parking supplied – Local Council permit parking area.

Part C

Building safety - Any improvements and issues reported in the last 10 years – just bought the property not aware of any

Restrictions with building and lease – none

Rights and easements – not aware of any

Flood risk – none

Coastal erosion risk – none

Planning permission – all done with planning

Accessibility/adaptations – None – Narrow communal side access, small entrance lobby, stairs to first floor landing.

Coalfield or mining area – will contact solicitors to find out

Energy Performance Certificate rating (EPC) – Band D -

Certificate number 8908-4477-0122-8996-8903.

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