



**£3750 pcm – No Bills Included.**

1<sup>st</sup> & 2<sup>nd</sup> Floor Maisonette, 212 Cheltenham Rd, Montpelier,  
Bristol, BS6 5QU







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STUDENT 2025 - 3rd/Final year students only - A well-presented 05 x double bedroom furnished maisonette located on the busy Cheltenham Rd (A38) Montpelier, within easy reach of UWE & Bristol University. 05-Week Deposit. 12-Month Contract. UK Guarantors required. Available June 2025. EPC C. CTax B.

Student 2025 - 05- Bedroom Maisonette | 3rd/Final year students only - Offered Furnished | Modern Open Plan Lounge/Kitchen | Modern Decorations and Floorings | Large Shower Room  
Gas Central Heating. Part Double Glazing | 05 x Furnished Double Bedrooms | 3rd/Final Year Students Only. UK Based Guarantors will be Required by Landlord. | 12-Month Contract. 05-Weeks Deposit. | Available June 2025 - EPC C. Council Tax B



STUDENT 2025 – Five Bedroom Furnished Student Flat - 3rd/Final Year Students Only. Urban Property Bristol are pleased to bring to the rental market this furnished ground, first and second floor five double bedroom maisonette. EPC C. Council Tax B. 12-Month Contract. 05-Week Deposit.

Arranged over three levels the modern accommodation comprises, ground floor entrance hallway with useful bin and bike storage area, stairs leading to the first floor with two rear facing furnished double bedrooms, modern integral white suite shower room with large walk-in double shower, front facing large full width lounge/kitchen with modern matching wall and base units, breakfast bar area and white goods. To the second floor you will find three further furnished double bedrooms, all bedrooms come with numerous electrical sockets, radiator and some benefit from double glazed windows.

The fantastic five double bedroom furnished maisonette is located on the busy and vibrant Cheltenham Road (A38) in Montpelier with its mixture of independent shops, cafes/bars and being within easy reach of Montpelier Railway Station, Bristol City Centre, M32, M4, M5 Motorway network. Available to Mature 03rd & 04th year students only on a furnished basis. NO 01st or 02nd Year Students. NO Children, STRICTLY NO Smoking, NO Drugs, NO Couples. No Loud Music. Health & Safety - Tenants must not climb outside onto the rear and adjoining roofs. Maximum of 05 x full time student tenants only due to the local Council licence scheme and HMO licence. Unsuitable for pets. NO Parking offered. On street parking only is available in the local area. 12-month term/stay from Wednesday 25th June 2025 to Wednesday 24th June 2026. 05-Week Deposit. EPC Rating C, Council Tax Band B. (Bristol City Council). Broadband - Normal, Mobile Coverage - Normal. Check coverage on viewing.

The property will be deep cleaned by the landlord on entry. The landlord expectation is for the property to be returned in the same condition as per check-in, with no damage and the property being







cleaned to a professionally standard on the tenants exit. The landlord expects the full rent to be paid on the same date each month as the move in date and the full rent to be paid in one transaction, not to be paid individually by each tenant, due to accounting purposes. All Students must be in full time education for the full term of the tenancy/their full stay and apply to the local council for council tax exemption paying any charges due before exit.  
<https://www.bristol.gov.uk/residents/council-tax/discounts-and-exemptions/student-exemptions-and-discounts>

To pass standard student referencing – Each 3rd or 4th year student will need to supply the following - An in-date passport and photo driving licence, current proof of address (utility bill, bank statement, fully signed tenancy agreement), in-date photo student card with student number, proof of course (letter form university confirming placement and dates etc). Student tenant references required - Previous/current landlord reference, credit check, full time education check, ID check, government right to rent check.

To pass standard guarantor referencing - An annual combined household income of approx. +£135,000 pa (36 x rent / 5 = +£27,000 pp pa) from full time permanent employment or pension income will be needed to pass reference checks. Each guarantor will need to be a UK based homeowner (not a tenant in rented or council accommodation) in full time permanent employment or confirming pension income, earning +£27,000 pa. Each guarantor will need to supply the following – an in-date passport and photo driving licence, current proof of address (utility bill, visa/bank statement). Guarantor references required – Affordability check, employment reference, ID check, credit check. If you are not in full time permanent employment e.g., Retired, self-employed, company director, CEO of a company, part time, zero-hour contract, bank staff, agency contract, just starting a new job, please contact the office before booking a viewing. 0117 9244008. As you may also need to supply additional information including bank/savings statements, pension information, wage slips and/or an accountant's reference to pass standard referencing.

If you cannot provide a suitable guarantor you will need to use a guarantor service such as housing hand or negotiate with the landlord to pay all rent in advance (note this may change in the future due to the governments proposed renters rights bill), plus your share of the needed 05-week deposit. Guarantor Service - Housing Hand - Rent Guarantor Providers. <https://housinghand.co.uk/guarantor-service/>

#### **Renters' Rights Bill**

Please note due to the governments new Renters' Rights Bill that may come into law before the start of this tenancy, the information within this advert and tenancy details may change.

#### **MATERIAL INFORMATION** **Part A**





Council Tax / Domestic Rates – Council tax band B – Bristol City Council – Reference – 14797212012.

Students must be in full time education for the term of the tenancy and must apply to the local council for council tax exemption and pay any council tax due in full before exit.

<https://www.bristol.gov.uk/residents/council-tax/discounts-and-exemptions/student-exemptions-and-discounts>

Asking price - £3750.00 pcm – No bills included.

Deposit - 05-Weeks - £4326.92.

\*Tenure – Freehold or Leasehold

Service charges - £0

Management fees - £0

Ground rents - £0

Estate changes - £0

Other Charges due relating to the building or property - £0

#### Part B

Information that should be established for all properties.

Property type – Three level building - Maisonette.

Property construction – Brick/stone with tiled roof.

Number and types of rooms – 05-Bedrooms. 01-Shower room. 01-Kitchen/Lounge/Diner. 01 Ground Floor Entrance Hall - bin/bike store.

03-levels halls/stairs/landings. (Ground, first and second floors).

Electricity supply - Mains Supplied.

Water supply - Mains Supplied.

Sewerage – Mains Supplied.

Heating – Gas Central Heating – Gas Combination Boiler - Kitchen area.

#### Broadband Coverage

<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=BS65QU&uprn=66105>

The speeds indicated on the checker 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. More information.

The table shows the predicted broadband services in your area.

type	download	upload	Availability
Standard	22 Mbps	1 Mbps	Good
Superfast	Not available	Not available	Unlikely
Ultrafast	1000 Mbps	220 Mbps	Good

Networks in your area - Openreach, Virgin Media

Click on a network's name to be directed to a website where you can find out about service availability and how to request a service from them or one of their partners.

You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area. EE, Three





### Mobile signal/Coverage

<https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=BS65QU&uprn=66105>

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. More information on the factors that impact signal can be found in our FAQ.

5G coverage is not included in the table view but can be found on the map view.

We are exploring ways to improve Ofcom's mobile coverage checker. Please share your feedback to inform our work in this area.

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

Provider	Voice	Data
EE	Likely	Likely
Three	Likely	Likely
O2	Likely	Likely
Vodafone	Likely	Likely

5G is predicted to be available around your location from the following provider(s): EE, Three, Vodafone. Please note that this predicted 5G coverage is for outdoors only. Please see the outdoor map of available services to compare coverage.

Parking – No parking supplied. On street parking found in the local area.

### Part C

Building safety - Any improvements and issues reported in the last 10 years -

Restrictions with building and lease -

Rights and easements -

Flood risk -

Coastal erosion risk -

Planning permission –

<https://pa.bristol.gov.uk/online-applications/search.do?action=simple>

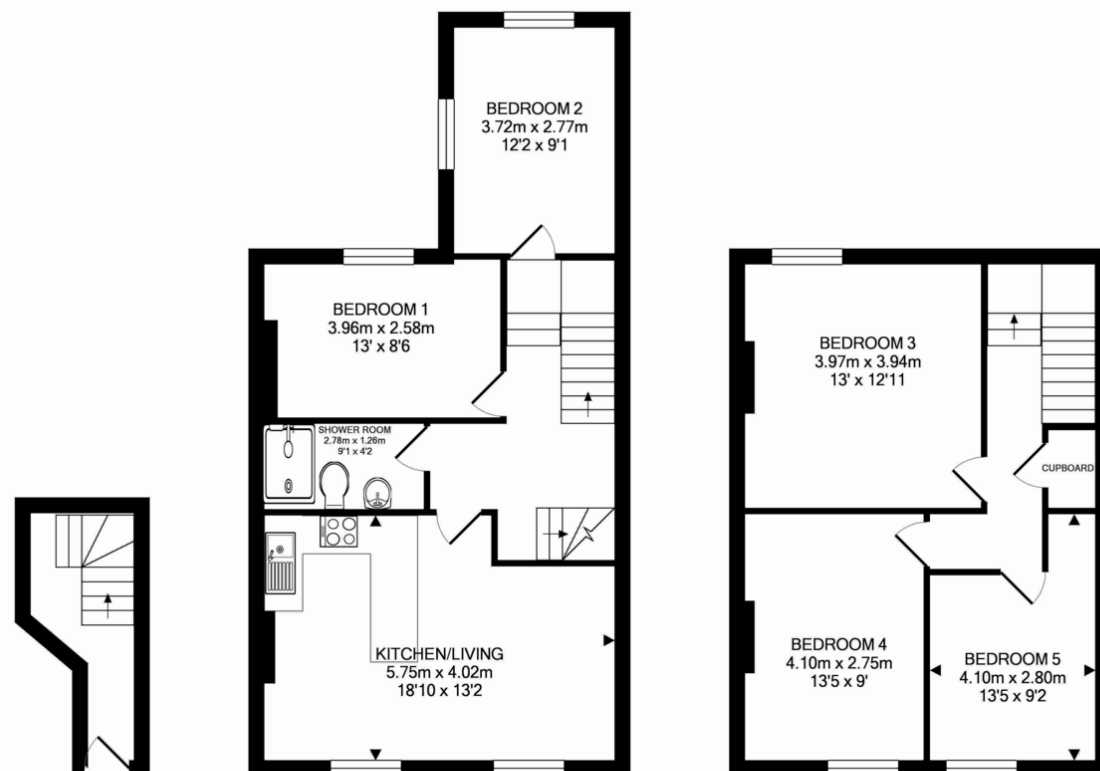
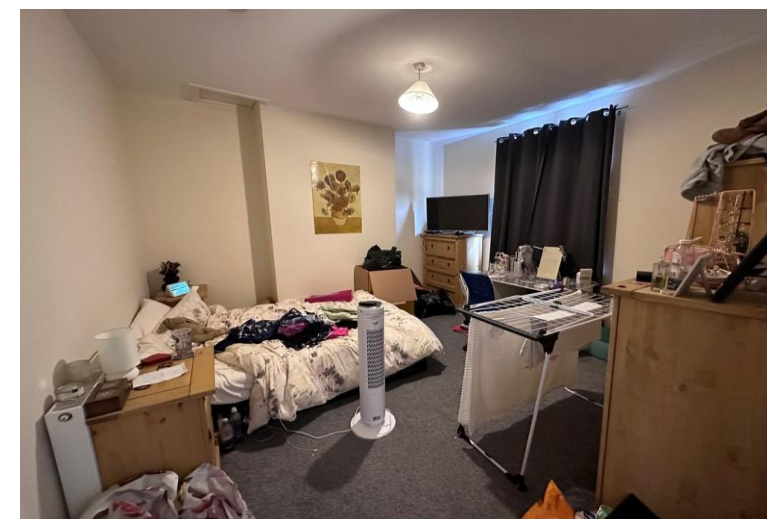
Accessibility/adaptations – None - Stairs from ground to first floor to second floors.

Coalfield or mining area –

Energy Performance Certificate rating (EPC) – Band C - Certificate number – 0500-2249-4530-2192-6955.

### TENANT INFORMATION

As part of our application process, no agency fees are due. Standard charges will include 01-week holding deposit (£865.38), rent and a 05-week security deposit (£4326.92) that will be payable before the tenancy starts.



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