



£3,500 pcm

FFF, 212 Cheltenham Road, Montpelier,
Bristol, BS6 5QU





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AVAILABLE SOON - NEW KITCHEN & REFURB - STUDENTS & PROFESSIONALS - 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.

EPC C. C Tax B.

NEW KITCHEN + REFURB- 05- Bedroom Maisonette | PROFESSIONALS & STUDENTS - 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 | Students - UK Based Guarantors will be Required by Landlord. | 12-Month Contract. 05-Weeks Deposit. | Available SOON - EPC C. Council Tax B



DESCRIPTION

SOON TO BE FINISHED - NEW KITCHEN, SHOWER & REFURBISHMENT - Five Bedroom Furnished Flat.

The Landlord will consider Students, Professionals & Mixed Groups.

Urban Property Bristol are pleased to bring to the rental market this furnished ground, first and second floor five double bedroom maisonette with a NEW KITCHEN. 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, newly fitted modern integral white suite shower room with large walk-in double shower, front facing large full width lounge and newly fitted 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 Montpellier Railway Station, Bristol City Centre, M32, M4, M5 Motorway network.

Available to mature professional and students only on a furnished basis.

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 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 available SOON once works are finished.

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.

Professional must pay all council tax and 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>

Call 0117 9244008 for professional details. Each professional will need to pass a credit check, government right to rent check, be in full time permanent employment earning +£21,000 pp pa and offer a landlord reference. To pass standard student referencing – Each 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. +£126,000 pa ($36 \times \text{rent} / 5 = +£25,200 \text{ pp pa}$) 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 +£25,200 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.

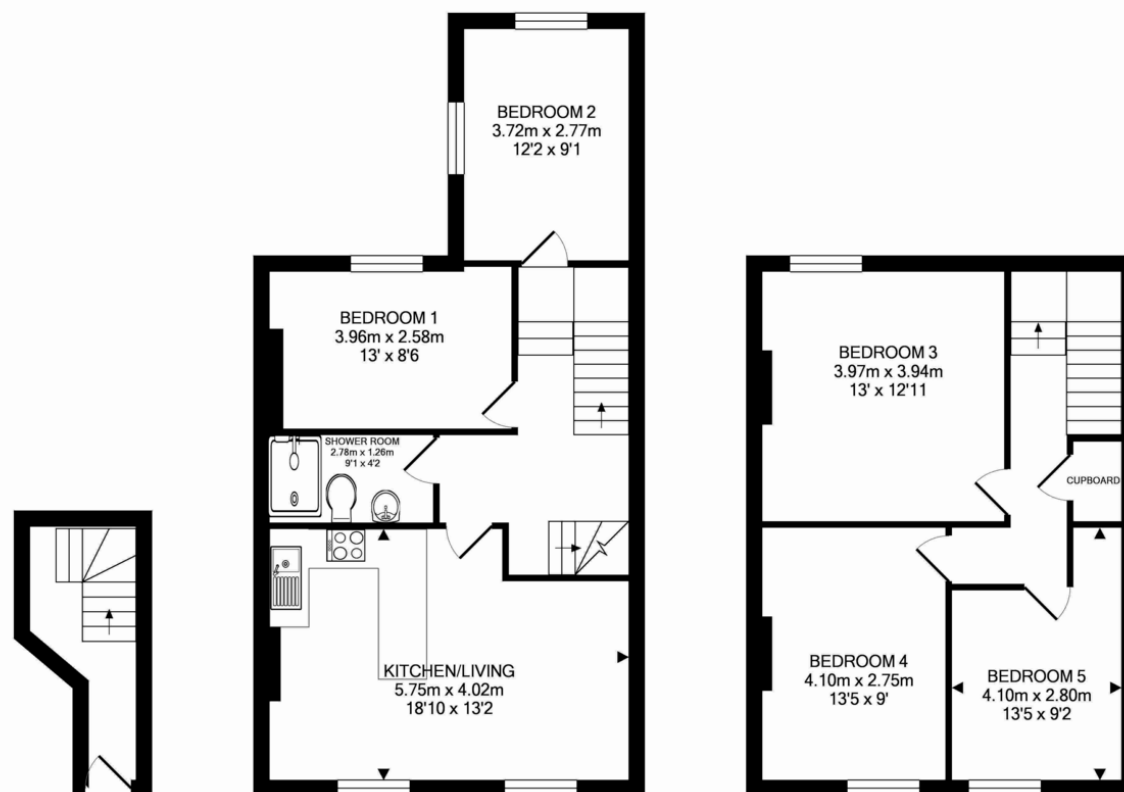
<https://housinghand.co.uk/guarantor-service/>

For more Information, register your details and arrange a viewing call the Bishopston Team on 0117 924 4008!!

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.





GROUND FLOOR
 APPROX. FLOOR
 AREA 6.0 SQ.M.
 (64 SQ.FT.)

1ST FLOOR
 APPROX. FLOOR
 AREA 55.7 SQ.M.
 (599 SQ.FT.)

2ND FLOOR
 APPROX. FLOOR
 AREA 45.6 SQ.M.
 (491 SQ.FT.)

TOTAL APPROX. FLOOR AREA 107.2 SQ.M. (1154 SQ.FT.)
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