



£1100 pcm – No Bills Included.

Basement Garden Flat 1- 50 Cheltenham Road, Montpelier,
Bristol, BS6 5RL





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PRIVATE GARDEN - AVAILABLE MAY - Modern One Bed Basement Garden Flat found in Montpelier.
Located close to Bristol City Centre easy reach of Montpelier Railway Station, Stokes Croft & Cabot Circus. Double Glazing, GCH, Unfurnished. EPC C, C.Tax A. 05-Week Deposit. 12- Month Contract.

GARDEN FLAT - Prime Montpelier Location with Garden | Available May 2025 - One Bedroom Basement Garden Flat | Rear Separate Lounge | Rear Separate Modern Kitchen | White Suite Bathroom
Double Glazing & Gas Central Heating - Gas Combination Boiler | 05-Week Deposit. 12-Month Requested Contract | Close to City Centre, Gloucester Road (A38). | Modern Decorations & Modern Carpets | Unfurnished, EPC C, Council Tax A.



AVAILABLE MAY 2025 - GARDEN FLAT – Modern Decorations & Modern Carpets - A Well-Presented, 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 with accommodation comprising; stairs lead down to the shared communal entrance hall, inner hallway/lobby, front facing double bedroom, modern bathroom, rear separate lounge, rear separate modern kitchen with white goods and a rear approx. 32 ft long garden.

The property boasts, gas central heating with combination gas boiler (lounge), part double glazing, modern neutral decorations, modern carpets to the bedroom and lounge. The property is offered unfurnished including an electric 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 or two tenants).
Available MAY 2025. 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 +£16,500 pa pp. (+£33,000 / 2 = +£16,500 pp pa). 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 -14797148023) and EPC Rating C - 0073-2811-6896-2920-5765. 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 including carpets shampooed. 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.

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. +£33,000 pa (30 x rent +£33,000 pa / 2 = +£16,500 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.

NB. The landlord may require each tenant to provide a separate UK based employed homeowner to act as a guarantor for their stay at the property. With annual household income of 36 x the rent (combined +£39,600 pa / 2 = +£19,800 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. UK based homeowner).

If you cannot pass referencing or 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/>

Note due to the new Government renters rights bill due to come into law later this year details within this tenancy may change at some point in the future.

COMMUNAL ENTRANCE
 COMMUNAL ENTRANCE HALL
 ENTRANCE HALL



BEDROOM ONE
11' 6" x 8' 4" (3.51m x 2.54m)
BATHROOM
7' 1" x 4' 8" (2.16m x 1.42m)
LOUNGE
14' 4" x 10' 8" (4.37m x 3.25m)
KITCHEN
13' 9" x 4' 9" (4.19m x 1.45m)
OUTSIDE
REAR GARDEN Approx. 32' Long

MATERIAL INFORMATION

Part A

Council Tax / Domestic Rates – Council tax band A – Bristol City –
Reference – 14797148023.
Asking price - £1100.00 pcm – No bills included.
Holding Deposit– 01 Week - £253.84.
Deposit – 05-Weeks - £1269.23.
*Tenure – Leasehold.
Service charges – None
Management fees – £25
Ground rents – None
Estate changes – None
Other Charges due relating to the building or property –

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- Communal entrance hall shared
between two flats. 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 – Rear Lounge.
Broadband – Landlord confirmed - Virgin
Broadband – Availability - Standard – Yes, Super-fast - Yes, Ultra-fast –
Yes.

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

The table shows the predicted broadband services in your area.

type	download	upload	Availability
Standard	16 Mbps	1 Mbps	Good
Superfast	80 Mbps	20 Mbps	Good
Ultrafast	1000 Mbps	100 Mbps	Good
Networks in your area - Openreach, Virgin Media			

Mobile signal/coverage – Good
Mobile signal/coverage – Availability – EE – Yes, Three - Yes, 02 -Yes,





Vodafone – Yes.

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

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

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

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

Ref. No: 24/02397/F

Ref. No: 24/00060/COND

Ref. No: 23/04627/F

Ref. No: 23/01144/VC

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

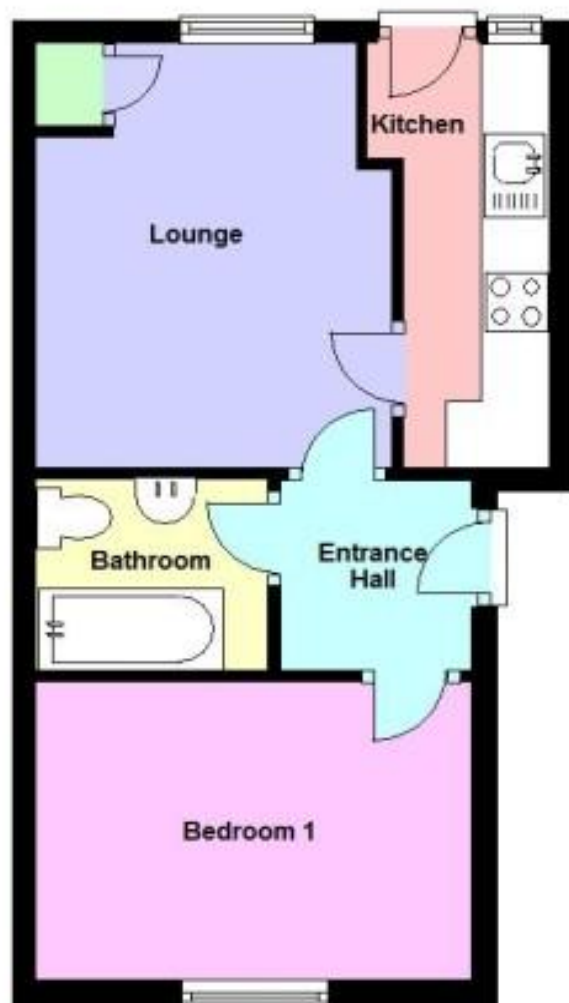
Please note Urban Property Bristol has been instructed as a let only agent by the landlord, we have been instructed to advertise the property, carry out viewings, relay offers to the landlord, prepare all tenancy paperwork and complete referencing checks on tenants and their guarantors only. The landlord will manage the property, collect rent from month two until the end of the tenancy, deal with the tenant's deposit, deal with the legally required prescribed information, safety certificates, start of tenancy fire test, keys, check in and check out reports/inspections, deposit recovery, deal with all questions, problems, issues, and all maintenance works during the tenancy.

As part of our application process, no agency fees are due. Standard charges will include 01 week holding deposit (£253.84), rent and a 05-week security deposit (£1269.23) that will be payable before the tenancy starts.



Basement

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



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