



£1,195 pcm – No Bills Included.

First Floor Flat - Flat 2 - 179 Cheltenham Road, Cotham,
Bristol, BS6 5RH





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UNFURNISHED - AVAILABLE MAY 2025 - Well-presented one bedroom first floor flat located in the popular area of Cotham/Montpelier. Modern carpets and decorations, (white goods included). 05-Week Deposit & 12-month stay. Communal Garden. 01x Rear Parking Space. EPC D. Council Tax A.

Cotham/Montpelier Area | Well Presented One Bedroom First Floor Flat | Modern Carpets and Decorations | Light Lounge Area and Double Bedroom | Modern White Suite Shower Room
Modern Kitchen with Modern White Goods | Some Original Features | Offered Unfurnished - Available May 2025 | Sunny Rear Communal Patio Garden | 01 x Rear Secure Parking Space. 12-Month Stay/Contract . 05-Week Deposit. EPC D. CTax A.



A well-presented unfurnished first floor flat boasting modern neutral decorations and modern carpets. Offering good sized rooms & some original features.

Located on the borders of Cotham & Montpelier the apartment's location is very close to perfect, within easy distance by bus or rail from the city. Stroll to Gloucester Road (A38), Stokes Croft with its world-famous graffiti and social scene or Whiteladies Road for fabulous and diverse restaurants, bars, the many local shops, and the Cube cinema. Montpelier and Redland railway stations are both just a few minutes' walk away.

The bright, light & airy property benefits from double glazed Georgian style windows, clean modern carpets and neutral decorations, modern kitchen area with white goods, light lounge with Georgian style window, double bedroom, modern shower room which is part tiled and boasts a walk-in shower cubicle, WC & sink.

The property is un-furnished but offers modern white goods included (Hob, Oven, Washing Machine, Fridge/Freezer, Dishwasher, Tumble Dryer), a rear sunny west facing communal patio garden with secure parking for 01 x car found to the rear of the building and accessed from Arley Hill.

01 x parking space is supplied with the property – rear carpark one space per flat. Permit parking area - Local parking permits may be available - Tenants to contact Bristol City Council permit parking scheme - <https://www.bristol.gov.uk/parking/residents-parking-schemes>

Un-furnished (white goods included). Available May 2025. 05-Week Deposit. 12-Month Stay/Contract. NO STUDENTS, NO SMOKERS. Unsuitable for pets.

Maximum of Two Professional Tenants on Full Time Permanent





Contracts Only earning +£35,850 pa / 2 tenants = +£17,925 pp pa. Due to the local Council additional licence scheme the landlord will only allow two tenants only to live in the property.

Council Tax Band A (Bristol City Council) and EPC Rating D. Broadband – Standard. Mobile Phone Coverage – Standard. Check coverage and connections on your viewing.

The property will be professionally deep cleaned with all carpets professionally shampooed by the landlord before entry. On exit the Landlord expectation is for the property to be returned to the same condition as per check-in, being professionally deep cleaned with all carpets professionally shampooed paid for by the outgoing tenants. 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. +£35,850 pa (30 x rent +£35,850 pa / 2 = +£17,925 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).

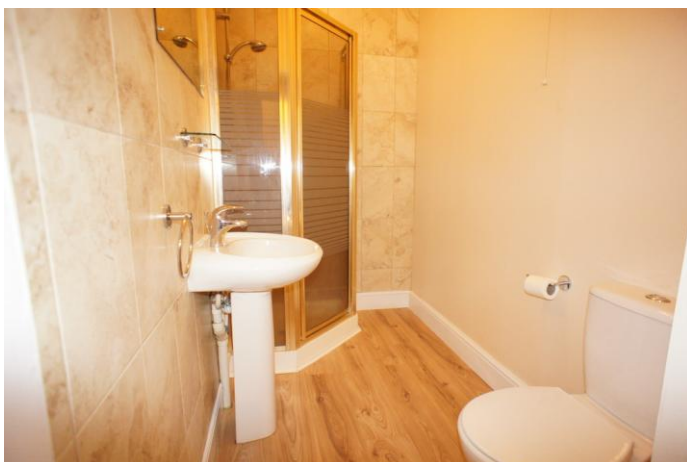
If you are not in full time permanent employment e.g., part time, student, self-employed, zero-hour, bank staff, agency, short term contract, fixed term contract less than the length of the tenancy period offered 12-months, just starting a new job or CEO of a company or director of a company please contact 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 +£43,020 pa / 2 = +£21,510 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/>

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 A – Bristol City – Reference – 1479717904B.

Asking price - £1195 pcm – No Bills Included.

05-Week Deposit - £1378.85

*Tenure – Leasehold

Service charges - £

Management fees - £

Ground rents - £

Estate changes - £

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

Property type – First floor one bedroom flat.

Property construction – Brick, stone, tiled roof.

Number and types of rooms – 01-Bedroom. 01-Shower room. 01-Kitchen area/01-Lounge area. 01-Inner lobby/Utility area.

Electricity supply - Mains Supplied.

Water supply - Mains Supplied.

Sewerage – Mains Supplied.

Heating – Electric night storage heater, electric convector heater, electric water heater. No gas supplied.

Broadband

The table shows the predicted broadband services in your area.

type	download	upload	Availability
Standard	18 Mbps	1 Mbps	Good
Superfast	N/A	N/A	Unlikely
Ultrafast	1800 Mbps	220 Mbps	Good

Networks in your area - Virgin Media, Openreach

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

Mobile signal/coverage

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

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

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

Parking – 01 x parking space at rear of property in secure car park supplied – On road parking with Local Council permit parking area surrounding property.



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 -

Ref. No: 21/04882/VC

Ref. No: 19/04313/CPLB

Ref. No: 19/00890/H

Ref. No: 18/00850/H

Ref. No: 18/00036/F

Accessibility/adaptations - None - Steps lead up to front of property/building and steps lead to the communal entrance door, stairs to first floor accommodations. Steps leading to rear patio communal garden and raised rear parking area with steps.

Coalfield or mining area -

Energy Performance Certificate rating (EPC) - D - Certificate number - 8000-6598-0622-5024-5923

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 (£275.77), rent and a 05-week security deposit (£1378.85) that will be payable before the tenancy starts.

NB. To pass standard referencing - An annual household income of approx. +£35,850 pa (30 x rent) from permanent employment or pension income will be needed to pass reference checks.



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