



£2,800 pcm – No Bills Included.

GFF, Flat 2, 125 Pembroke Road, Clifton,  
Bristol, BS8 3ES







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FURNISHED - Available May 2025. Maximum Two Professional Tenants. Spacious well presented three-double bedroom two en-suite hall floor apartment, Found in the heart of Clifton, close to Clifton Village, Whiteladies Rd, Clifton Down, Durdham Downs.06-Month Contract.01-Week Deposit.EPC D.Council Tax D

SPACIOUS & FURNISHED - THREE BEDROOMS & THREE BATHROOMS | Maximum Two Tenants Only - Fabulous Hall Floor Apartment | Presented to a High Standard | Spacious Living with High Ceilings | Furnished - Contract 06 Months. 05 Week Deposit. EPC D. Council Tax D Available May 2025 - Minutes from Durdham Downs | Spacious Lounge. Modern Kitchen | Three Good Sized Bedrooms | Main Shower Room, En-Suite Shower Room and En-Suite Bathroom | Original Style Features. 1 x Parking Space - Permit Parking Area



Available May 2025 – Furnished - Spacious three double bedroom, three bath/shower room ground floor apartment set in a beautiful period building.

This spacious hall floor property, situated on the popular Pembroke Road found in the heart of Clifton, is close to all amenities of Clifton Village, Whiteladies Road, Clifton Down and within easy reach of Durdham Downs.

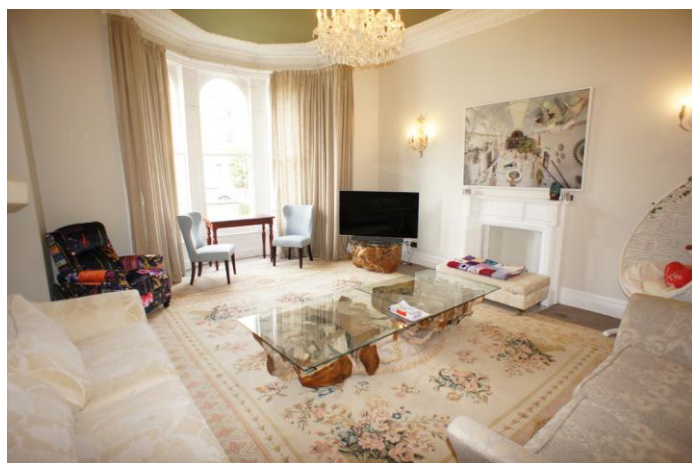
The well-presented property benefits from a private entrance with a spacious entrance vestibule, useful storage room, reception hallway with large storage cupboard, fabulous spacious lounge boasting a large feature sash bay window, wooden shutters, classic period cornice; rear facing modern kitchen with built-in appliances with room for a small table and chairs, main shower room with an over-sized shower cubicle, three double bedrooms, again with working shutters and sash windows, two useful en-suites (1 x bathroom and 1 x shower room).

The master suit offers a fantastic contemporary bathroom with freestanding bath set on a raised plinth. Bedroom three offers the use of a modern en-suite shower room with recently fitted shower cubicle. Outside you will find a front communal garden. No private garden supplied.

Offered Furnished, 06-Month Contract. 05-Week Deposit. Available May 2025. Rent as seen. Ideal for a single tenant, professional couple, two friends, or a small family with older children considered. Maximum of two adults only, due to the local Council additional licence scheme. No 3 x Sharers. NO YOUNG CHILDREN (12 Year Plus), NO SMOKERS. Unsuitable for pets as no private garden available.

The landlady will supply an inventory, and her expectation is for the property to be returned in the same condition as per check-in with





the property being deep cleaned to a professional standard on exit.

Maximum two adults - due to the Bristol City additional licence scheme, the landlord can only allow two adult tenants to live in the property.

No Parking – Resident permit parking area - Bristol City Council permit parking may be available within the local area; tenants are to contact the local council to check before a deposit is paid. Bristol City Council permit parking in area - <https://www.bristol.gov.uk/parking/residents-parking-schemes>

Council Tax Band D (Bristol City Council) and EPC Rating D.

Broadband and Mobile Coverage – Normal Supply. Please check on viewing. Property maintenance. Tenants must immediately inform the managing agent of any maintenance issue as soon as possible via telephone call and email. Maximum of two professional tenants on full time permanent contracts only.

Each tenant will need to earn +£42,000 pp pa each. (Combined earnings +£84,000 pa or for one tenant only). NB. To pass standard referencing - An annual combined household income of approx. +£84,000 pa ( $30 \times \text{rent} + £84,000 \text{ pa} / 2 = +£42,000 \text{ pp pa}$ ) 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 06-months, just starting a new job or CEO of a company or director of a company please contact the office before booking a viewing – 0117 9244008.

Subject to references, a UK based employed UK based homeowner may be required to act as a guarantor. With annual household income of  $36 \times \text{the rent} (+£100,800 \text{ pa} / 2 = +£50,400 \text{ pa pp})$  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). 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.

#### MAIN ENTRANCE HALL

8' 10" x 6' (2.69m x 1.83m)

#### STORAGE ROOM

6' 2" x 4' 4" (1.88m x 1.32m)

#### HALLWAY

28' 10" narrowing to 19' 4" x 7' 11" (8.79m x 2.41m)

#### LOUNGE

17' 11" into bay 21' 9" x 18' 1" (5.46m x 5.51m)

#### KITCHEN

16' 4" x 7' 2" (4.98m x 2.18m)

#### BEDROOM ONE

16' 1" x 11' 3" (4.9m x 3.43m)

#### ENSUITE BATHROOM

7' 9" x 10' 3" (2.36m x 3.12m)

#### BEDROOM TWO

15' 8" x 11' 2" (4.78m x 3.4m)

#### BEDROOM THREE

16' narrowing to 11' 4" x 10' 07" narrowing to 3' 11" (4.88m x 3.23m)

#### ENSUITE

6' 2" x 5' 3" (1.88m x 1.6m)

#### MAIN SHOWER ROOM

8' narrowing to 4' 2" x 11' 11" narrowing to 8' (2.44m x 3.63m)

#### **NO PARKING**

No parking supplied with the property. Please note the tenant/s are not allowed to park in the visitor's spaces for a prolonged length of time - Max 3 hours Not overnight.

#### **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 D – Bristol City – Reference – 15902125123.

<https://www.tax.service.gov.uk/check-council-tax-band/property/209b41b8-0e5f-fde6-c351-b537586013dc>

Asking price - £2800.00 pcm – No Bills.

Deposit 05-Weeks - £3230.77.

\*Tenure – Freehold/Lease TBC

Service charges - £

Management fees - £

Ground rents - £

Estate changes - £

Other Charges due relating to the building or property - £

#### **Part B**



Property type – Three bedroom ground floor apartment.  
Property construction – Stone, brick, tiled roof.  
Number and types of rooms – 01 x Entrance lobby, 02 x storage cupboards/areas, 01 x reception hallway, 01 x lounge, 01 x kitchen. 03 x Double bedrooms, 01 x main shower room, 01 x en-suite shower room, 01 x en-suite bathroom.  
Electricity supply - Mains Supplied.  
Water supply - Mains Supplied.  
Sewerage – Mains Supplied.  
Heating – Gas Central Heating – Gas Combination Boiler – Kitchen.  
Broadband Availability.  
Broadband Coverage check – Ofcom  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=BS83ES&uprn=76981>

type	download	upload	Availability
Standard	16 Mbps	1 Mbps	Good
Superfast	80 Mbps	20 Mbps	Good
Ultrafast	1800 Mbps	220 Mbps	Good

**Mobile phone signal/coverage.**  
Mobile Phone Coverage check – Ofcom  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=BS83ES&uprn=76981>  
Data last updated: December 2024, based on the latest data available to Ofcom.

Provider	Voice	Data
EE	Limited	Limited
Three	Limited	Limited
O2	Likely	Likely
Vodafone	Limited	Limited
Parking – No Parking		

**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: 23/00822/F, Ref. No: 20/02185/VP, Ref. No: 18/03007/VC, Ref. No: 18/01106/VC, Ref. No: 18/00769/VC  
Accessibility/adaptations – Steps up to front door.  
Coalfield or mining area –  
Energy Performance Certificate rating - EPC D.

**TENANT INFORMATION**  
As part of our application process, no agency fees are due. Standard charges will include 01-week holding deposit (£646.15) rent and a 05-week security deposit (£3230.77) that will be payable before the tenancy starts.







Tel: 0117 9244008

Email: [info@urbanpropertybristol.co.uk](mailto:info@urbanpropertybristol.co.uk)

82a Gloucester Road, Bishopston, Bristol, BS7 8BN

