



£1,200 pcm – No Bills Included.

First Floor Flat, 124a Grosvenor Road, St Pauls,
Bristol, BS2 8YA





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TWO DOUBLE BEDROOMS - A first floor flat located in the popular lively area of St Pauls, within easy reach of Stokes Croft, Bristol City centre, Cabot Circus with its mixture of independent shops. Unfurnished. Available July. Max. 02 x professionals only. 05-Week Deposit. 12- Month Contract.

Two Double Bedrooms | Unfurnished First Floor Flat | Kitchen with White Goods - Cooker, Fridge/Freezer and Washing Machine | Spacious Lounge | Close to City Centre
Double Glazing & Gas Central Heating | Available Mid July 2025 | Maximum of Two x Professional Tenants Only | Landlord May Require A UK Based Employed Guarantor For Each Tenant | 12-Month Contract. 05 Week Deposit - Council Tax A - EPC D.



Heart of St Pauls - No Bills Included - Unfurnished - Two Double Bedrooms. Available July 2025. 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.

An unfurnished first floor flat boasting neutral decorations and flooring's available in July. 12- Month Contract. 05-week Deposit. One or Two Professional Tenants Only. No Parking Offered. EPC D. Council Tax A.

Urban Property Bristol are delighted to bring to the rental market an unfurnished two-bedroom first floor flat located in the lively, up-and-coming area of St Pauls, close to Stokes Croft, Bristol City centre, Cabot Circus, Montpelier Railway Station, giving easy access to the M32 motorway.

This two double bedroom first floor flat comprising; private entrance, entrance hallway, first floor landing, living room, a modern fitted kitchen, modern bathroom and two double bedrooms. The property benefits from neutral decorations and flooring's, plus gas central heating with a combination boiler.

The property is offered un-furnished with white goods included (Cooker, Washing Machine, Fridge/Freezer). The landlord expectation is for the property to be returned in the same condition as on check-in with the property being deep cleaned to a professional standard on exit. 12-month contract required. Unfurnished. 05-week deposit. Available July 2025.

No Parking Offered, Bristol City Council permit parking may be available.

Bristol City Council permit parking in area -
<https://www.bristol.gov.uk/parking/residents-parking-schemes>





NO SMOKERS, NO STUDENTS, NO CHILDREN, NO FAMILIES. Unsuitable for pets.

Council Tax Band A (Bristol City Council) and EPC Rating D. Broadband – Normal Supply, Mobile Phone Coverage – Normal Supply. Please check on viewing. Property maintenance. Tenants must immediately let the landlord know of any issues requiring maintenance attention. Text and or email. Ideal for one or two professional tenants or a professional couple.

Maximum of Two Professional Tenants on Full Time Permanent Contracts Only earning +£18,000 pa. (Combined earnings £36,000 pa). Due to the local Council additional licence scheme the landlord will only allow two tenants to live in the property. NB. To pass standard referencing - An annual combined household income of approx. +£36,000 pa (30 x rent £36,000 pa / 2 = £18,000 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.

Subject to references, a UK based employed UK based homeowner may be required to act as a guarantor. With annual household income of 36 x the rent (+£43,200 pa / 2 = £21,600 pa pp) from permanent employment 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.

LANDING

23' 0" max x 6' 0" (7.01m x 1.83m)

LIVING ROOM

12' 10" x 10' 01" to 11' 03" max (3.91m x 3.07m)



KITCHEN

8' 10" x 9' 06" (2.69m x 2.9m)

BEDROOM ONE

12' 09" x 8' 03" (3.89m x 2.51m)

BEDROOM TWO

9' 05" x 8' 04" (2.87m x 2.54m)

BATHROOM

9' 03" x 6' (2.82m x 1.83m)

MATERIAL INFORMATION

Part A

Council Tax / Domestic Rates – Council tax band A – Bristol City – Reference – 13461124019.

Asking price - £1200 pcm – No Bills Included.

Deposit - 05-Weeks £1384.61.

The landlord will manage the property and deal with the tenant's deposit.

*Tenure – Freehold/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 two-bedroom flat.

Property construction – Brick and tiled roof.

Number and types of rooms – 02-Bedrooms. 01-Bathroom. 01-Kitchens.

01-Lounge. 02-levels halls/stairs/landings.

Electricity supply - Mains Supplied.

Water supply - Mains Supplied.

Sewerage – Mains Supplied.

Heating – Gas Central Heating – Gas combination boiler.

Broadband – Availability - Standard – Yes, Super-fast - Yes, Ultra-fast – Yes

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

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

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

Parking – No parking supplied – On road parking. Local Council permit parking area.

<https://www.bristol.gov.uk/parking/get-residents-permits>

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: 24/01236/COU
 Ref. No: 21/03772/F
 Ref. No: 21/03391/F
 Ref. No: 20/05424/COU
 Ref. No: 19/06012/COND
 Accessibility/adaptations – None.

Coalfield or mining area –
 Energy Performance Certificate rating (EPC) – Band D - Certificate number – 0477-2875-6668-2320-0481.

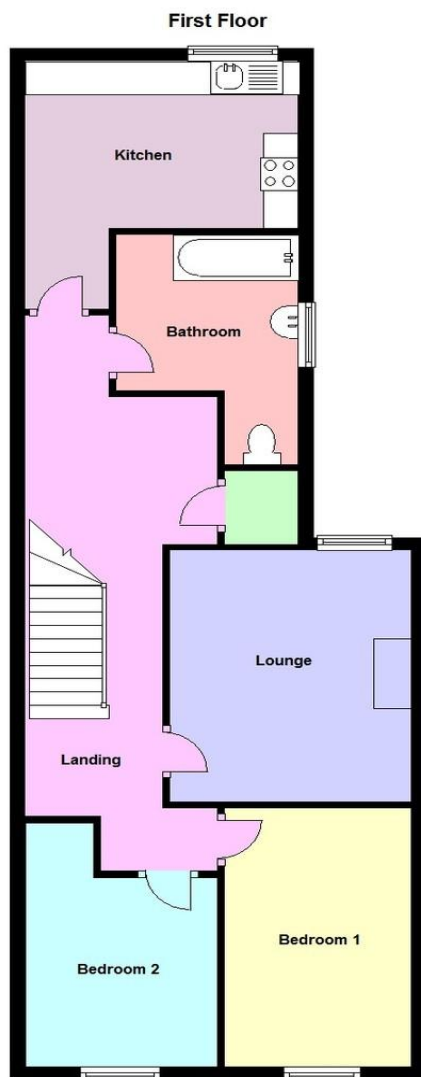
TENANT INFORMATION

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 (£276.92), rent and a 05-week security deposit (£1384.61) that will be payable before the tenancy starts.





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