



£1199.00 pcm – No Bills Included in rent.

GFF, Flat 1, 179 Cheltenham Road, Cotham,
Bristol, BS6 5RH





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Available January 2026 - A well-presented ground floor flat, good-sized rooms located in the popular area of Cotham/Montpelier. Modern carpets & decorations unfurnished (white goods included) modern floorings. 5-week deposit & 12-month contract. 01x Rear Parking Space. Available December. EPC D. Council Tax A.

Prime Location | Unfurnished Spacious Ground Floor Flat | Large Rear Double Bedroom & Front Lounge | Gas Central Heating & Part Double Glazing | Modern Separate Kitchen
Modern Shower Room | Original Features & High Ceilings | Available January 2026. EPC D. Council Tax A. | Communal Gardens & Secure Parking x 1. | Max. Two x Professional Tenants Only. 12-Month Contract. 05-Week Deposit.



DESCRIPTION

A well-presented unfurnished ground floor flat boasting neutral decorations and modern carpets.

The landlord has confirmed the flat will be available early January 2026, being painted, deep cleaned and carpets shampooed.

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 neutral decorations, modern separate kitchen 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 offered un-furnished with modern white goods included (Cooker, Washing Machine, Fridge/Freezer).

To the rear you will find a sunny West facing communal





paved patio garden with secure gated parking for 01 x car accessed to the rear via Arley Hill.

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 January 2026. 5-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 +£17,985 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. Call, text or email.

NB. To pass standard referencing - An annual combined household income of approx. +£34,500 pa (30 x rent



+£35.970 pa / 2 = +£17,985 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 +£43,164 pa / 2 = +£21,582 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 HALLWAY

LOUNGE

15' 3" x 12' 4" (4.65m x 3.76m)

BEDROOM ONE

15' 3" x 12' 4" (4.65m x 3.76m)

INNER HALLWAY

SHOWER ROOM

8' 6" x 6' 4" (2.59m x 1.93m)

INNER HALLWAY/LOBBY AREA

KITCHEN

10' 6" x 6' 10" (3.2m x 2.08m)

REAR GARDEN

West facing sunny terraced paved patio communal garden with drying area, hard standing with 1 x parking space for each flat, secure double gate leading to Arley Hill.

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.

TENANT INFORMATION

As part of our application process, no agency fees are due. Standard charges will include 1-week holding deposit (£276.69), rent and a 5-week security deposit (£1383.46) that will be payable before the tenancy starts.



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