



£3,475 pcm

Ground Floor Flat, 235a Gloucester Rd, Bishopston,
Bristol, BS7 8NR





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STUDENT 2026 - AVAILABLE JUNE 2026 - FIVE BEDROOMS – SUNNY GARDEN - WELL PRESENTED MODERN FURNISHED GROUND FLOOR FLAT - Vibrant & Busy Gloucester Rd (A38) in Bishopston. Large Open Plan Living area, Modern kitchen, 2 shower rooms, bike storage. EPC D. Council Tax A. 5- Week Deposit. 12-Month Stay.

STUDENT 2026 - MODERN FLAT WITH COURTYARD GARDEN | Spacious FIVE Bedroom Furnished Maisonette with Two Modern Shower Rooms | Large Furnished Lounge with Modern Kitchen Area | Small rear two level garden/yard, Bike Storage/room & Optional Parking to the front - Charged Extra | EPC D. Council Tax A. No Parking Offered
AVAILABLE JUNE 2026 - Double Glazing & Gas Central Heating | Great for UWE & Bristol University | FIVE STUDENTS ONLY | UK Based Guarantors Will Be Required | 5-Week Deposit. 12-Month Stay



DESCRIPTION

STUDENT 2026 - AVAILABLE JUNE 2026 – FIVE DOUBLE BEDROOM FURNISHED MAISONETTE WITH OUTSIDE SPACE/GARDEN.

Please contact the office for further information 0117 9244 008.

A fantastic modern five double bedroom furnished maisonette (Ground & 1st Floor) located on the busy and vibrant Gloucester Road (A38) in Bishopston with its mixture of independent shops, cafes/bars & being within easy reach of Montpelier Railway Station, City Centre & with-in easy reach of Bristol University & UWE via excellent bus routes.

Urban Property is pleased to bring to the rental market this ground & first floor five double bedroom maisonette available JUNE 2026 – Date TBC

Arranged over two levels the modern accommodation comprises, entrance hallway leading to the ground floor with two double furnished bedrooms, modern white suite shower room, open plan large lounge/kitchen with modern matching wall and base units, white goods, leather sofas, dining table & chairs, access to the rear communal garden/courtyard area.

To the first floor you will find a second modern shower





room & a further three furnished double bedrooms, all bedrooms come with numerous electrical sockets, radiator & modern double-glazed windows.

Each double bedroom will have a double bed, wardrobe, desk, chair & neutral carpets & decorations.

Boasting garden, balcony's, gas central heating, double glazing, bike storage area, parking at an additional cost is found to the front of the property.

Available in June 2026 to FIVE mature full time students only on a furnished basis.

NO Children, STRICTLY NO Smoking, NO Drugs, NO Couples. Unsuitable for pets.

NO Parking offered. On street parking only is available in the local area. The landlord rents off street parking spaces to the front of the property at an extra cost. (Cost TBC) - Currently FULL.

12-Month Stay. 5-Week Deposit. EPC Rating D, Council Tax Band A – Bristol City Council.

All students must be in full time education for the term of the tenancy and must apply to the local council for council tax exemption and pay any council tax due in full before exit.

Tenants must not climb outside onto the rear and adjoining roofs.

The landlord expects the full rent to be paid on the same date each month as the move in date and the full rent to be paid in one transaction, not to be paid individually by each tenant, due to accounting purposes

The flat will be professionally deep cleaned on entry.

The landlord expectation is for the flat to be returned in



the same condition as per check in, with the property being professionally cleaned on exit paid for by the tenant/s supplying an invoice as evidence.

To pass standard student referencing – Each student will need to supply the following - An in-date passport and photo driving licence, current proof of address (utility bill, bank statement, fully signed tenancy agreement), in-date photo student card with student number, proof of course (letter form university confirming placement and dates etc).

Student tenant references required - Previous/current landlord reference, credit check, ID check, government right to rent check.

To pass standard guarantor referencing - An annual combined household income of approx. +£125,100 pa ($36 \times \text{rent} / 5 = +£25,020 \text{ pp pa}$) from full time permanent employment or pension income will be needed to pass reference checks.

Each guarantor will need to be a UK based homeowner in full time permanent employment or pension income, earning +£25,020 pp pa.

Each guarantor will need to supply the following – an in-date passport and photo driving licence, current proof of address (utility bill, visa/bank statement). Guarantor references required – Affordability check, employment reference, ID check, credit check.

If you are not in full time permanent employment e.g., Retired, self-employed, company director, CEO of a company, part time, zero-hour contract, bank staff, agency contract, just starting a new job, please contact the office before booking a viewing.

As you may also need to supply additional information including bank/savings statements, pension information, wage slips and/or an accountant's reference to pass





standard referencing.

Note ALL tenants and their guarantors will need to take part and pass standard referencing - If you fail to take part or are unable to pass standard referencing, and you cannot 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 5-week deposit.

Guarantor Service | Housing Hand - Rent Guarantor Providers <https://housinghand.co.uk/guarantor-service/>

For more Information, register your details and arrange a viewing call the Bishopston team on 0117 9244 008.

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 (£801.92), rent and a 5-week security deposit (£4009.61) that will be payable before the tenancy starts.





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