



£1,100 pcm – No bills included within rent.

FFF, Flat 2, 11 Brighton Street, St Pauls,  
Bristol, BS2 8XA

**URBAN**  
PROPERTY  
0117 9244008

11 Brighton Street, St Pauls,  
Bristol, BS2 8XA  
£1,100 pcm

AVAILABLE FEBRUARY 2026. Unfurnished modern one double bedroom first floor. Close to Stokes Croft, good access to BRI Hospital, Central area, Cabot Circus & the M32 motorway network. Modern carpets & decorations. 5-week deposit. 12-month stay/contract. Permit Parking. Max Two Tenants. EPC C CTax A.

AVAILABLE FEBRUARY 2026 - First Floor Flat - Un-furnished | One Double Bedroom - Rear | Open Plan Lounge/Diner//Kitchen - Front | Modern Kitchen Area - White Goods Included. | Modern Bathroom - Rear - EPC C. Council Tax A Double Glazing & Gas Central Heating | Maximum Two Tenants Only | Modern Decorations & Modern Floorings | Central Location - Available February 2026 | No Parking - Unfurnished - 12 Month Contract./Stay 5-Week Deposit.



## DESCRIPTION

Heart of St Paul's - AVAILABLE FEBRUARY 2026 – ONE BEDROOM – UNFURNISHED - An unfurnished first floor flat boasting neutral decorations and modern flooring's available in February 2026. 12- Month Contract/stay. 5-week Deposit. One or Two Professional Tenants Only. No Parking Offered. EPC C. Council Tax A.

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

This one double bedroom first floor flat comprising; communal entrance shared with 3 x flats, stairs lead to the first floor flat (Flat 2), entrance, door leads to a small entrance hallway, open plan front facing lounge/diner with a modern fitted kitchen area, rear facing modern bathroom and rear facing double bedroom. The property benefits from modern neutral decorations and modern flooring's, plus double glazing and 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. 5-week deposit. Available February 2026. No Parking Offered, Bristol City Council permit parking may be available.

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>

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

Council Tax Band A (Bristol City Council) and EPC Rating C. Broadband – Normal Supply, Mobile Phone Coverage – Normal Supply. Please check on viewing. Ideal for one or two professional tenants or a professional couple.

Maximum of Two Professional Tenants on Full Time Permanent Contracts Only. Each tenant will need to earn +£16,500 pp pa each. (Combined earnings +£33,000 pa or for one tenant only).

Due to the local Council additional licence scheme the landlord will only allow one or two tenants to live in the property.

The property will be professionally deep cleaned with all carpets professionally shampooed by the landlord before entry with the landlord supplying an inventory to confirm the condition on check in.

On exit the Landlord expectation is for the property to be returned to the same condition as per check-in, with no damage and being deep cleaned to a professional standard with all carpets professionally shampooed arranged by the 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. +£33,000 pa (30 x rent +£33,000 pa / 2 = +£16,500 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 (+£39,600 pa / 2 = +£19,800 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 (01st May 2026) details within this tenancy may change at some point in the future.

#### HALLWAY

9' 2" x 3' 8" (2.79m x 1.12m)

#### LOUNGE/KITCHEN

15' 9" x 12' (4.8m x 3.66m)

#### BEDROOM

12' 3" x 10' 3" (3.73m x 3.12m)

#### BATHROOM

8' 5" x 5' 2" (2.57m x 1.57m)

#### **RENTERS' RIGHTS BILL**

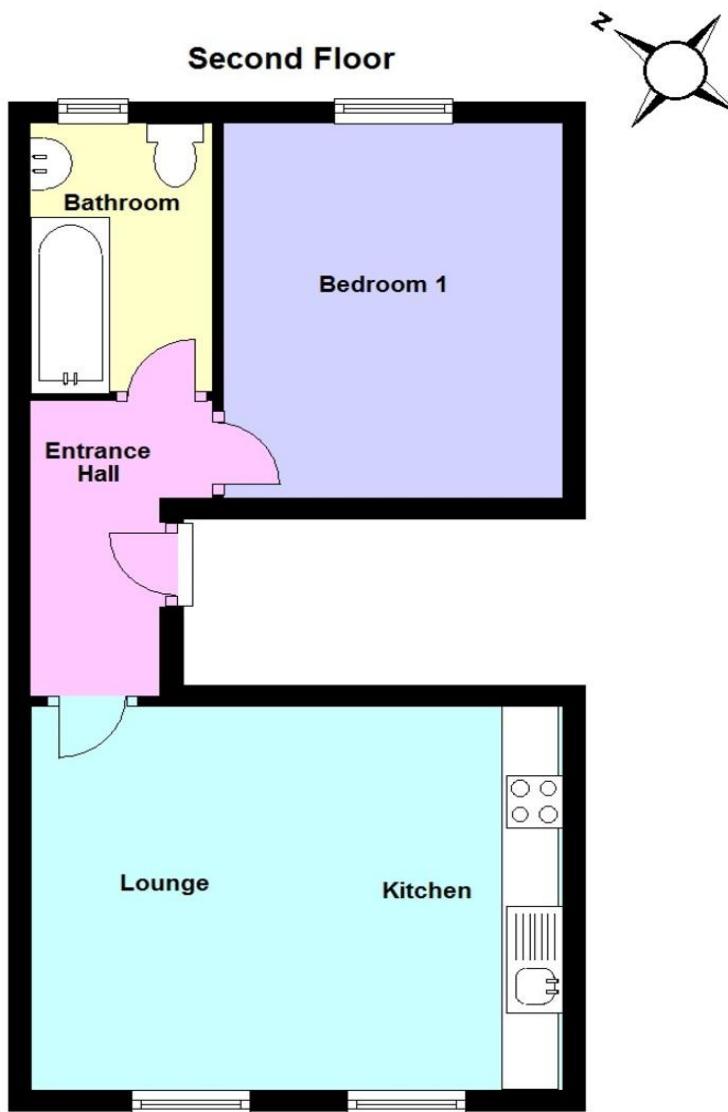
Please note due to the governments new Renters' Rights Bill that will come into law this year (01 May 2026), the information within this advert and tenancy details may change.

#### **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 1 week holding deposit (£253.84), rent and a 5-week security deposit (£1269.23) that will be payable before the tenancy starts.



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