



£1100 pcm – No Bills Included.

Basement Garden Flat 4, 11 Brighton Street, St Pauls,
Bristol, BS2 8XA





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Available JUNE 2026. UNFURNISHED. ONE double bedroom modern basement GARDEN flat, EASY access to Stokes Croft, Cabot Circus, BRI Hospital & the M32 motorway network. MODERN carpets & decorations. 5-week deposit. EPC C. Council Tax A. Permit Parking Area.

UNFURNISHED - Basement Garden Apartment | ONE Double Bedroom | SPACIOUS Open Plan Lounge/Kitchen | Modern Kitchen Area - White Goods Included. | Modern Bathroom
Double Glazing | Gas Central Heating - Combination Boiler | Modern Carpets & Decorations | Central Location - Available JUNE 2026 | Unfurnished. 5 Week Deposit. EPC C. Council Tax A



DESCRIPTION

Heart of St Paul's - AVAILABLE JUNE 2026 – ONE BEDROOM – GARDEN - UNFURNISHED

An unfurnished basement garden floor flat boasting MODERN neutral decorations and modern flooring's available in JUNE 2026. 5-week Deposit. No Parking Offered. EPC C. Council Tax A.

Urban Property Bristol are delighted to bring to the rental market an unfurnished one bedroom garden 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 basement garden flat comprising; front courtyard, private entrance, lobby area, inner hall, double bedroom, bathroom, spacious open plan rear facing lounge/diner with a modern fitted kitchen area, doors to rear garden. The property benefits from modern neutral decorations with modern flooring's, plus double glazing and gas central heating with a modern 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.

Unfurnished. 5-week deposit. Available June 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.

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 / 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 painted where needed, deep cleaned with all carpets shampooed to a professional standard 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 with Rightmove - 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 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.

Guarantor Service - Housing Hand - Rent Guarantor Providers.

<https://housinghand.co.uk/guarantor-service/>



ENTRANCE LOBBY**HALLWAY**

14' 10" x 2' 9" (4.52m x 0.84m)

LOUNGE/KITCHEN

15' x 11' 4" (4.57m x 3.45m)

BEDROOM

11' 6" x 11' 3" (3.51m x 3.43m)

BATHROOM

8' 1" x 5' 2" (2.46m x 1.57m)

GARDEN**PERMIT PARKING INFORMATION**

No Parking offered with the flat. Permit parking maybe available, tenants to contact Bristol City Council before paying deposit to double check.

Bristol City Council permit parking in area –

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

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.

Tel: 0117 9244008

Email: info@urbanpropertybristol.co.uk

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

