



£2,500 pcm – No bills included within rent.

GFF, Flat 2, 125 Pembroke Road, Clifton,
Bristol, BS8 3ES



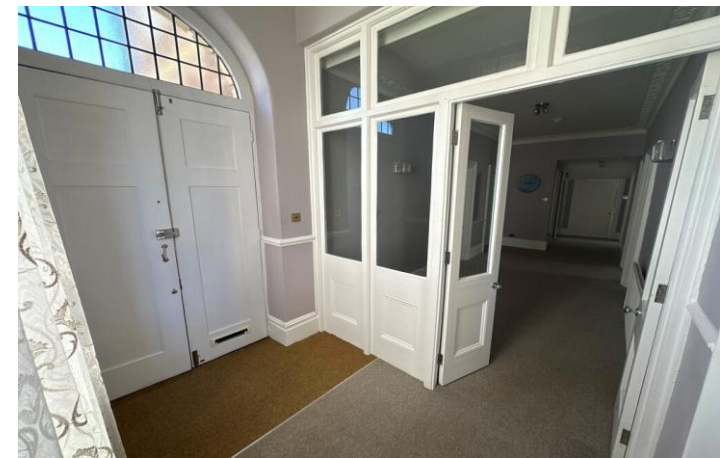


125 Pembroke Road, Clifton,
Bristol, BS8 3ES

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AVAILABLE DECEMBER - SPACIOUS FURNISHED THREE DOUBLE BEDROOM THREE
BATHROOM FLAT. 01 x PARKING. Heart of Clifton - Maximum TWO/THREE Professional Tenants.
Well Presented furnished hall floor apartment. Close to Clifton Village, Whiteladies Rd, Durdham Downs.
5-Week Deposit. EPC D. Council Tax D

SPACIOUS & FURNISHED - THREE BEDROOMS & THREE BATHROOMS | Maximum TWO/THREE Tenants Only - Fabulous Hall Floor
Apartment | Presented to a High Standard | Spacious Living with High Ceilings | Furnished - 5-Week Deposit. EPC D. Council Tax D
AVAILABLE DECEMBER - Minutes from Durdham Downs | Spacious Lounge. Modern Kitchen | Three Double Bedrooms - GCH | Main Shower
Room, En-Suite Shower Room and En-Suite Bathroom | Original Style Features. 1 x Rear Parking Space - Permit Parking Area



DESCRIPTION

AVAILABLE DECEMBER 2026 – FURNISHED - TWO OR
THREE PROFESSIONAL TENANTS CONSIDERED. THREE
DOUBLE BEDROOMS. THREE BATHROOMS.

LARGE & SPACIOUS three double bedroom, three
bath/shower room ground floor apartment set in a
beautiful period building with one parking space.

This spacious hall floor property, situated on the popular
Pembroke Road found in the heart of Clifton, is close to
all amenities of Clifton Village, Whiteladies Road, Clifton
Down and within easy reach of Durdham Downs.

The well-presented property benefits from a private
entrance with a spacious entrance vestibule, useful
storage room, reception hallway with large storage
cupboard, fabulous spacious lounge boasting a large
feature sash bay window, wooden shutters, classic period
cornice; rear facing modern kitchen with built-in
appliances with room for a small table and chairs, main
shower room with an over-sized shower cubicle, three
double bedrooms, again with working shutters and sash
windows, two useful en-suites (1 x bathroom and 1 x
shower room).

The master suit offers a fantastic contemporary
bathroom with freestanding bath set on a raised plinth.
Bedroom three offers the use of a modern en-suite





shower room with recently fitted shower cubicle.

Outside you will find a front communal garden. No private garden supplied.

Offered Furnished. 5-Week Deposit. Available December 2026. Rent as seen.

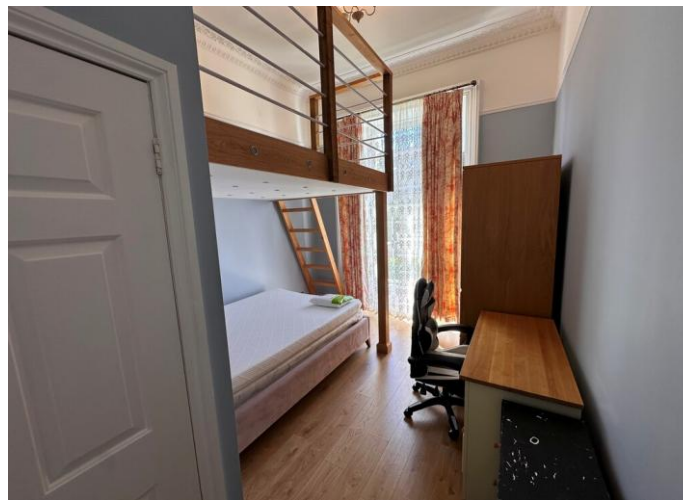
Ideal for a single tenant, professional couple, two or three friends, or a small family with older children considered. Maximum of two/three adults only, due to the local Council additional licence scheme. The landlord has confirmed if required a three-person licence will be considered and applied for.

Unfortunately No to 4 x Sharers. NO YOUNG CHILDREN (Children aged 7-Years old and older considered), Strictly NO SMOKERS. Unsuitable for pets as no private garden available and management company rules.

PARKING - 1 x space to rear of building in front of end garage. No parking to the front of the building. Short term visitor spaces only 2 hours stay maximum, not overnight. NB -Tenants are not allowed to park in the visitor spaces found to the front of the building. Resident permit parking area - Bristol City Council permit parking may be available within the local area; tenants are to contact the local council to check before a deposit is paid. Bristol City Council permit parking in area -

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

The landlady will supply an inventory, and her expectation is for the property to be returned in the same condition as per check-in report with the property being undamaged, clean and tidy professionally deep cleaned with all carpets/rugs professionally shampooed on exit. Before entry the property will be professionally deep cleaned with all carpets/rugs professionally shampooed.





Maximum two/three adults - Due to the Bristol City additional licence scheme, the landlord can only allow a maximum of two/three adult tenants to live in the property. Third tenant considered.

Council Tax Band D (Bristol City Council) and EPC Rating D. Broadband and Mobile Coverage – Normal Supply. Please check on viewing. (BT to building)

Property maintenance. Tenants must immediately inform the managing agent of any maintenance issue as soon as possible via telephone call and email.

Maximum of two/three professional tenants on full-time permanent contracts only.

Each tenant will need to earn +£37,500 pp pa each based on two tenants or +£25,000 pp pa based on three tenants. (Combined earnings +£75,000 pa or for one tenant only). NB. To pass standard referencing - An annual combined household income of approx. +£75,000 pa (30 x rent) 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 +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 (+£90,000 pa / 2 tenants = +£45,000 pa pp or / 3 tenants = +£30,000 pp pa) 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/>

Note due to the new Government renters rights bill that started on the 01st May details within this tenancy/advert may have changed.

MAIN ENTRANCE HALL - 8' 10" x 6' (2.69m x 1.83m)

STORAGE ROOM - 6' 2" x 4' 4" (1.88m x 1.32m)

HALLWAY - 28' 10" narrowing to 19' 4" x 7' 11" (8.79m x 2.41m)

LOUNGE - 17' 11" into bay 21' 9" x 18' 1" (5.46m x 5.51m)

KITCHEN - 16' 4" x 7' 2" (4.98m x 2.18m)

BEDROOM ONE - 16' 1" x 11' 3" (4.9m x 3.43m)

ENSUITE BATHROOM - 7' 9" x 10' 3" (2.36m x 3.12m)

BEDROOM TWO - 15' 8" x 11' 2" (4.78m x 3.4m)

BEDROOM THREE - 16' narrowing to 11' 4" x 10' 07" narrowing to 3' 11" (4.88m x 3.23m)

ENSUITE - 6' 2" x 5' 3" (1.88m x 1.6m)

MAIN SHOWER ROOM - 8' narrowing to 4' 2" x 11' 11" narrowing to 8' (2.44m x 3.63m)

PARKING

Important - Note tenant/s are not allowed to park in the visitors' spaces found to the front of the building. Guests are not allowed to park for a prolonged periods of time in the visitor's spaces - Max 2 hours and not overnight. Due to management company rules for the building.

TENANT INFORMATION

As part of our application process, no agency fees are due. Standard charges will include 1-week holding deposit (£576.92) rent and a 5-week security deposit (£2884.61) that will be payable before the tenancy starts.

Note if you withdraw, refuse to take part or fail referencing your holding deposit may be retained by the landlord to cover his reasonable costs and to cover time off the market.



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