



£1,150 pcm – No bills included within rent.

Flat D, Portland Lofts, Wilson Street, St Pauls,
Bristol, BS2 9HE





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EMPTY & AVAILABLE NOW - Spacious New York Loft Style Apartment Minutes from Cabot Circus.
Stunning, contemporary ground floor apartment, offering light & airy open plan style accommodation.
Modern Decorations & Professionally Cleaned. 5-Week Deposit. EPC E. C Tax B. Electric
Heating. Permit Parking.

EMPTY & AVAILABLE NOW | Large One Bedroom Studio Style Apartment | Spacious Open Plan Living Space | Modern Kitchen Area & Bathroom | Electric Heating - Feature High Ceilings, Large Arched Feature Windows
Modern Decorations & Professionally Cleaned - New York Loft Style Apartment Minutes from Cabot Circus | Contemporary Ground Floor Apartment
| Mezzanine Level Bedroom Area Overlooking The Living Space | Unfurnished - Hob/Oven and Washing Machine Included | Available NOW - 06
Month Contract - 5 Week Deposit. EPC E. Council Tax B



PROPERTY INFORMATION

VIRTUAL TOUR - <https://youtu.be/WPVUCVWemKI>

EMPTY & AVAILABLE NOW - Urban Property Bristol are delighted to bring to the rental market a SUBSTANTIAL ground floor open plan (Approx. 22 ft x 23 ft) light and airy NEW YORK LOFT STYLE APARTMENT located just off Portland Square, unfurnished, finished to a high standard being recently redecorated and professionally deep cleaned.

This property in Portland Lofts offers stunning open plan living space (lounge/diner) with four large feature windows filling the apartment in sunlight. (Curtains and blinds supplied).

The ground floor apartment offers a modern tiled bathroom including WC, wash hand basin, bath with mixer tap and shower over.

A modern kitchen with matching wall and base units, storage shelving, storage island, sink with mixer tap over, white goods to include a built-in hob, oven, extractor hood, fridge/freezer and a washing machine.

Stairs take you up to the feature mezzanine level bedroom deck area with raised double bed base (mattress not supplied), giving an elevated view over the





spacious apartment and useful movable under-stairs storage unit and a built-in double wardrobe and airing cupboard.

The apartment has been recently decorated in tasteful colours and has been professionally deep cleaned.

Benefits include communal door entry system, electric heating, wooden effect laminate flooring, feature exposed brick wall and high ceilings.

Parking - A local Council zonal permit will need to be applied for by the tenant if they wish to park a car outside the flat on the road or have a second car.

Bristol City Council permit parking in area - <https://www.bristol.gov.uk/parking/residents-parking-schemes>

Ideal for a Single Professional or a Professional Couple looking to be within minutes of the heart of Bristol.

Council Tax Band B (Bristol City Council) and EPC Rating E. Broadband and mobile phone coverage please check on viewing.

6-month Contract. 5-Week Deposit. Empty & Available Now. No bills included.

NO CHILDREN, NO SMOKERS, NO STUDENTS. Not suitable for pets. Maximum of two professional adults only due to the local Council additional licence scheme.

The flat will be professionally deep cleaned on entry with an inventory supplied.

The landlord expectation is for the flat to be returned in the same condition as per check in, with no damage and the property being professionally cleaned on exit, paid for by the tenant supplying an invoice as evidence.





Property maintenance. Tenants must immediately let the landlord know of any issues requiring maintenance attention. Text and or email.

Employed Professionals Only on full time permanent employment contacts.

NB. To pass standard referencing - An annual combined household income of approx. +£34,500 pa (30 x rent) or two tenants earning +£17,250 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 +£41.400 pa / 2 = +£20,700 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 (01st May 2026) details within this tenancy may change at some point in the future.

OPEN PLAN LIVING ACCOMMODATION

23' 8" x 22' 3" (7.21m x 6.78m)

BATHROOM

8' 3" x 6' 1" (2.51m x 1.85m)

RAISED BEDROOM AREA - MEZZANINE

7' 4" x 8' 6" (2.24m x 2.59m)

RENTERS' RIGHTS BILL

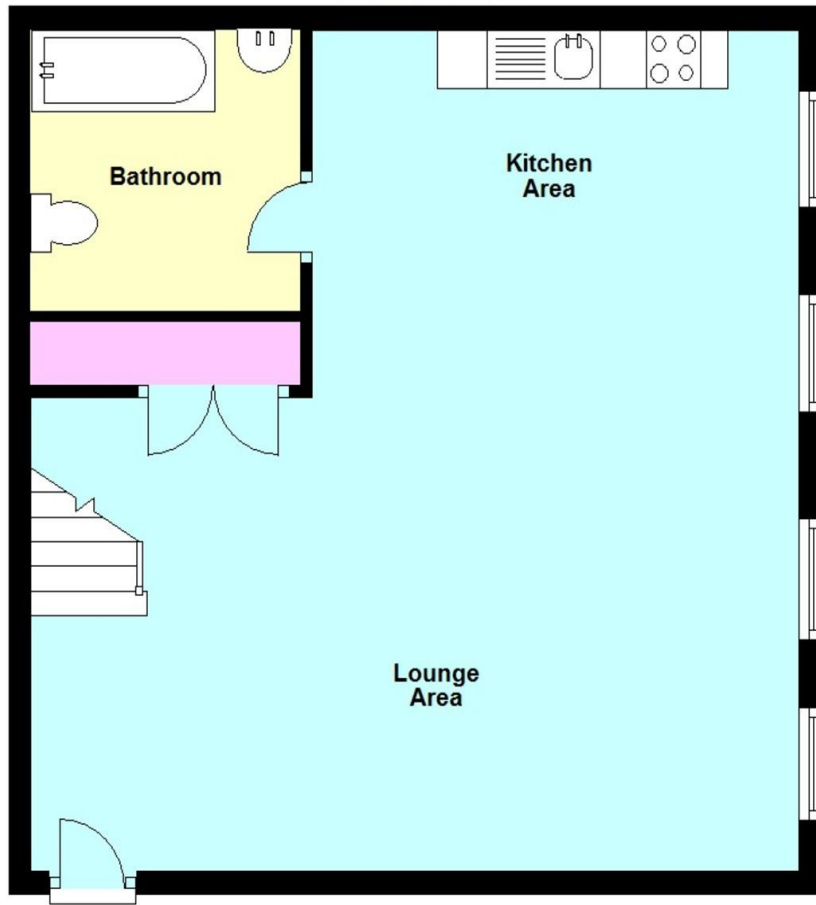
Please note due to the governments new Renters' Rights Bill that will come into law this year (01 May 2026), the information within this advert and tenancy details may change.

TENANT INFORMATION

This property will be managed by Urban Property Bristol on the landlord's behalf.

As part of our application process, no agency fees are due. Standard charges will include 1 week holding deposit (£265.38), rent and a 5-week security deposit (£1326.92) that will be payable before the tenancy starts.

Ground Floor



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