

£1,350 pcm – No bills included within rent.

FFF, Flat 6, 150 Cheltenham Road, Montpelier,
Bristol, BS6 5RL

URBAN PROPERTY
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£1,350 pcm

AVAILABLE DECEMBER – UNFURNISHED – (white Goods Included). Montpelier TWO DOUBLE bedroom first floor flat located minutes away from Montpelier Railway Station, Gloucester Rd (A38). Within easy reach of Bristol City Centre. Maximum Two x Professionals Tenants Only. Deposit 5-Weeks. EPC C. Council Tax A.



AVAILABLE DECEMBER 2026 - Prime Location | Modern First Floor Flat | Two Rear Double Bedroom | Open Plan Lounge/Diner/Kitchen | Modern Kitchen Area - White Goods Included
White Suite Bathroom | Double Glazing & Gas Central Heating | Modern Decorations & Floorings - EPC C, Council Tax A | 5-Week Deposit.
Permit Parking Area | No Garden, Close to Cabot Circus, Gloucester Road (A38) & City Centre

FULL DESCRIPTION

Fantastic Two-Bedroom Flat in Vibrant Montpelier – Available December (TBC 14th)

Urban Property Bristol is delighted to present this beautifully presented, modern two double-bedroom first-floor flat in the highly sought-after area of Montpelier. Perfectly positioned for city living, this unfurnished property offers a bright and comfortable home just minutes from excellent transport links and local hot spots.



Property Overview

Attribute	Detail
Availability	December (TBC 14th)
Furnishing	Unfurnished (White goods included: cooker, fridge-freezer, washing machine)
Deposit	5 weeks' rent. £1,557.69.
EPC Rating	C
Council Tax	Band A (Bristol City Council)
Parking	Permit parking zone (Tenants must apply via Bristol City Council)
Utilities	Gas central heating (combi boiler), double glazing, standard broadband & mobile coverage
Bonus Amenity	Secure communal bike shed







The Living Space

• Welcoming Entrance: Hallway leading to all primary rooms.

• Open-Plan Living: A spacious lounge and dining area seamlessly connected to a modern kitchen space.

• Double Bedrooms: Two rear-facing double bedrooms featuring modern decor and flooring.

• Freshly Updated: The landlord will fully clean the flat, shampoo the carpets, and refresh the decor where needed before you move in.

• Stylish Bathroom: A clean white suite featuring a bath with an overhead shower.

Location Highlights

• Commuting Made Easy: Located just minutes from Montpelier and Redland Railway Stations, with easy access to Bristol City Centre and the A38 (Gloucester Road).

• On Your Doorstep: Enjoy the vibrant independent shops, cafes, and bars of Gloucester Road and Stokes Croft, or take a short walk to the Cabot Circus retail development.

Tenancy Criteria & Licensing

Due to local council licensing schemes and landlord requirements, this property is strictly available for a maximum of two professional tenants sharing.

Requirement Details

Tenant Profile Maximum of 2 mature professionals on full-time, permanent contracts. No students, or smokers.

Standard Referencing

Combined household income of +£40,500 per year (or +£20,250 per person).







Alternative Employment
If you are self-employed, on a short-term/zero-hour contract, or changing roles, please contact our office directly before booking a viewing.

Guarantor Requirements
If a guarantor is required, they must be a UK homeowner in permanent employment earning +£48,600 per year combined (+£24,300 pp).

Guarantor Services
If you cannot provide a standard guarantor, third-party services like Housing Hand are accepted.

Tenant Expectations
Maintain prompt communication regarding any maintenance issues. The property must be returned in its original clean condition (including shampooed carpets) at checkout.

Please note: In line with recent legislative updates like the Renters' Rights legislation, specific tenancy details are subject to verification during application.

LOUNGE AREA - 13' 8" x 11' 6" (4.17m x 3.51m)
KITCHEN AREA - 10' 5" x 4' 9" (3.18m x 1.45m)
BEDROOM ONE - 13' 2" x 9' 9" (4.01m x 2.97m)
BEDROOM TWO - 12' 9" x 6' 5" (3.89m x 1.96m)
BATHROOM - 6' 8" x 4' 7" (2.03m x 1.4m)
OUTSIDE - Communal bike shed.

LOCAL INFORMATION
The postcode BS6 5RL sits directly on Cheltenham Road, placing it right at the dynamic intersection of Cotham, Montpelier, and St Andrews in North Bristol. It is one of the most culturally vibrant, independent, and sought-after renting and letting locations in the city, known for its creative atmosphere and dense selection of amenities.







PERMIT PARKING INFORMATION

No Parking offered.

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

NB. FROM THE LANDLORD REGARDING CLEANING

NB. From the landlord - Cleaning - The flat will be cleaned by the landlord with carpets shampooed and new decorations added where needed. The landlord expectation is for the flat to be returned to the same condition as per check-in with the flat deep cleaned to a high standard and carpets shampooed to a professional standard.

TENANT INFORMATION

As part of our application process, no agency fees are due. Standard charges will include 1-week holding deposit (£311.53), rent and a 5-week security deposit (£1,557.69) that will be payable before the tenancy starts.

NB. To pass standard referencing - An annual household income of approx. +£20,250 pa (30 x rent) from full time permanent employment or pension income will be needed to pass reference checks. (References required – affordability, employment, previous landlord, credit check, ID check, government right to rent check).

If you are not in full-time permanent employment e.g., Self-employed, company director, CEO of a company, zero-hour, bank staff, agency, just starting a new job or furloughed, 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 from permanent employment or pension income will be needed to pass reference checks. (References required – affordability check, employment reference, ID check, credit check).

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