



£1,300 pcm – No Bills Included.

Basement Garden Flat 1 (A), 99 City Road, St Pauls,
Bristol, BS2 8UQ





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AVAILABLE NOW – FURNISHED - Minutes from Cabot Circus & Bristol City Centre. Well-presented ONE double bedroom Basement GARDEN flat. Lounge, separate modern kitchen/diner area, rear double bedroom, modern bathroom with shower Gas central heating & mostly double glazing. EPC C. Council Tax A.



FURNISHED - One Bedroom Garden Flat | Rear Facing Double Bedroom | Court Style Garden - Close to Cabot Circus & Stokes Croft | Separate Front Lounge | Modern Galley Style Kitchen/Diner | Modern Bathroom | Gas Central Heating & Part Double Glazing | 5 Week Deposit & 12-Month Contract | Neutral Decorations & Carpets - EPC C & Council Tax A | Available NOW. Professional Tenants Only

DESCRIPTION

VIDEO TOUR AVAILABLE - Video link – <https://youtu.be/-Lw2pXtnd-Y>

AVAILABLE NOW – FURNISHED - A well-presented basement garden flat boasting modern decorations and modern fitted carpets/flooring's.

Located minutes from Cabot Circus and Bristol City Centre, Urban Property Bristol are delighted to bring to the rental market a well presented one double bedroom basement garden flat located in St Pauls, within easy distance by bus or rail from the city.

Stroll to Cheltenham Rd & Gloucester Road (A38), Stokes Croft with its world-famous graffiti and social scene or Whiteladies Road for fabulous and diverse restaurants, bars, the many local shops, and the Cube cinema.

Montpelier and Redland railway stations are both within easy reach.

The property is mostly double glazed with modern decorations, modern kitchen/diner area, front facing lounge with bay window, rear facing double bedroom, modern bathroom with shower, WC & sink.

The property is offered fully furnished with modern white goods included (Hob, Oven, Washing Machine,





Dishwasher Half Fridge).

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>

Furnished . Available NOW. 5-Week Deposit. 12-Month Stay/Contract.

NO STUDENTS, NO SMOKERS. Unsuitable for pets.

Maximum of Two Professional Tenants on Full Time Permanent Contracts Only earning Combined income of +£39,000 pa / 2 = +£19,500 pp pa.

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

Council Tax Band A (Bristol City Council) and EPC Rating C. Broadband – Standard. Mobile Phone Coverage – Standard. Check coverage and connections on your viewing.

The property will be deep cleaned by the landlord before entry who will manage the tenancy and collect all rent..

On exit the Landlord expectation is for the property to be returned to the same condition as per check-in, being deep cleaned to a professional standard with all carpets professionally shampooed.

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. +£39,000 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 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 $36 \times \text{rent} / 2 = +£23,400 \text{ pa pp}$ 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 5-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.

ENTRANCE LOBBY

5' 4" x 3' 6" (1.63m x 1.07m) Entrance door, radiator, fuse box, break glass point, door to

LOUNGE

14' 6" narrowing to 12 x 12' 5" (4.42m x 3.78m) Double glazed bay window to front, radiator, cupboard housing combination boiler, spotlights.

INNER HALL/DINER AREA

12' 8" narrowing to 6 4 x 8' 7" narrowing to 3 3 (3.86m x 2.62m) Radiator, doors to

KITCHEN

13' 3" x 5' 7" (4.04m x 1.7m) Double glazed window and door to rear aspect, matching range of wall and base units, work top surfaces over, 1 1/2 bowl sink unit with mixer tap over, tiled splash-backs, built in gas hob and electric oven with extractor hood above, washing machine, half fridge, dishwasher, radiator, tiled floor.

BATHROOM

7' 0" x 6' 3" (2.13m x 1.91m) White suite comprising low level W.C, wash hand basin, panelled bath with shower over, tiled splash-backs, extractor fan, radiator, tiled floor.

BEDROOM

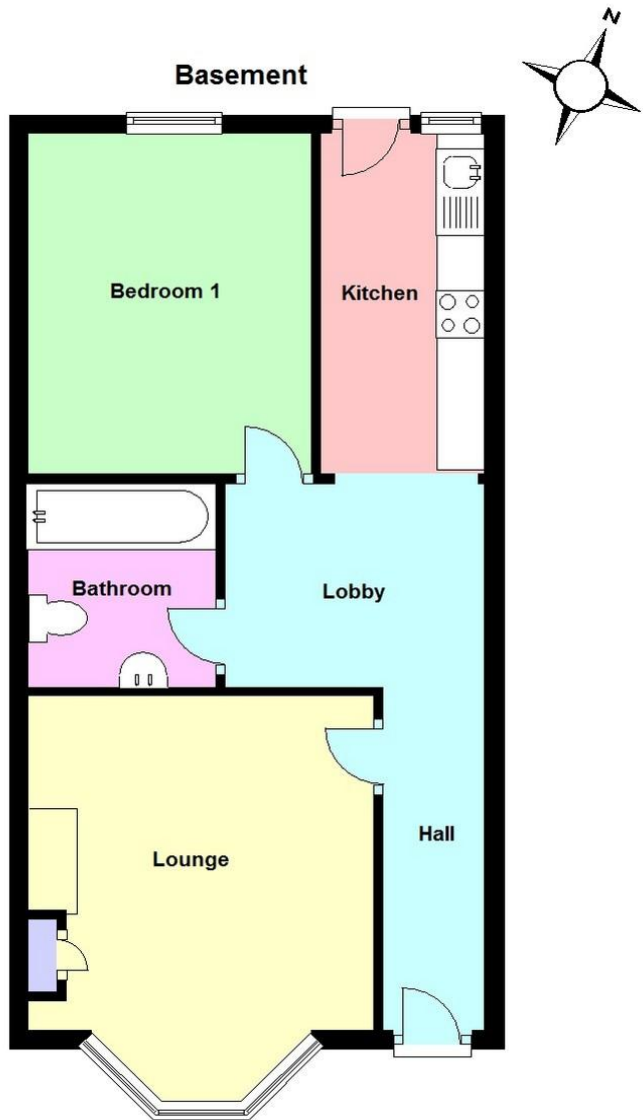
11' 10" x 9' 11" (3.61m x 3.02m) Double glazed window to rear, radiator, vent, spotlights.

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

As part of our application process, no agency fees are due. Standard charges will include 1 week holding deposit (£300.00), rent and a 5-week security deposit (£1500.00) that will be payable before the tenancy starts.



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