



£1195 pcm – No bills included.

Garden Flat A, Langport Hall, Lower Cheltenham Place,
Montpelier, BS6 5LB





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Bristol, BS6 5LB

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GARDEN FLAT - AVAILABLE NOW - NEW DECORATIONS. NEW FLOORING'S - Modern UNFURNISHED open plan ONE BEDROOM garden flat located in the HEART of Montpelier. Excellent access to Stokes Croft, Cabot Circus. Double Glazing. Electric Heating. 12-month stay. 5-week deposit. Permit Parking. EPC E. Council Tax A.

AVAILABLE NOW - Modern One Bedroom Ground Floor Garden Flat | Front Double Bedroom | Open Plan MODERN Kitchen/Living Area | Modern White Suite Bathroom | PRIVATE Rear Garden
NEW DECORATIONS & NEW FLOORING'S | Double Glazing & Electric Heating | Offered Unfurnished with White Goods | Communal Bike Storage Area. Permit Parking Area | Professional Tenants Only - Max Two tenants. EPC E. Council Tax A



DESCRIPTION

VIRTUAL TOUR AVAILABLE ON RIGHTMOVE & ZOOPLA
<https://youtu.be/JjgbAzIVTCs>

EMPTY & AVAILABLE TO MOVE IN NOW - A modern well-presented unfurnished garden flat boasting new neutral decorations and new modern floorings.

Located in the Heart of Montpelier the apartment's location is very close to perfect, within easy distance by bus or rail from the city. Stroll to 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 just a few minutes' walk away.

The bright, light & airy property benefits from new floorings, new clean neutral decorations, double glazed windows, modern electric heating.

Accommodation comprises; entrance hall, front facing double bedroom, modern bathroom, which is part tiled and boasts a bath, shower fitting, WC & sink, modern kitchen with white goods, spacious light airy lounge/diner with double doors leading to the private rear garden.

The property is offered unfurnished with modern white goods included (Hob, new oven, washing machine,





fridge/freezer). New decorations, new flooring, modern electric heating, double glazing, private rear garden,

On street parking within the local area - 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>

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 +£35,850 pa / 2 = +£17,925 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 E. Broadband – Standard. Mobile Phone Coverage – Standard. Check coverage and connections on your viewing.

The property will be deep cleaned by the landlord with new flooring and new decorations.



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. +£35,850 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 $36 \times \text{the rent (combined +£43,020 pa / 2 = +£21,510 pa pp)}$ 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.

For more Information, to register your details and arrange a viewing, call the Bishopston team.



ENTRANCE HALLWAY

6' 6" x 4' 1" (1.98m x 1.24m)

LOUNGE

13' 8" x 13' 9" (4.17m x 4.19m)

KITCHEN

8' 4" x 6' 4" (2.54m x 1.93m)

BEDROOM

13' 1" x 8' 8" (3.99m x 2.64m)

BATHROOM

5' 6" x 6' 6" (1.68m x 1.98m)

REAR GARDEN

12' 7" x 22' 5" (3.84m x 6.83m)

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.

SELECTIVE LICENCE

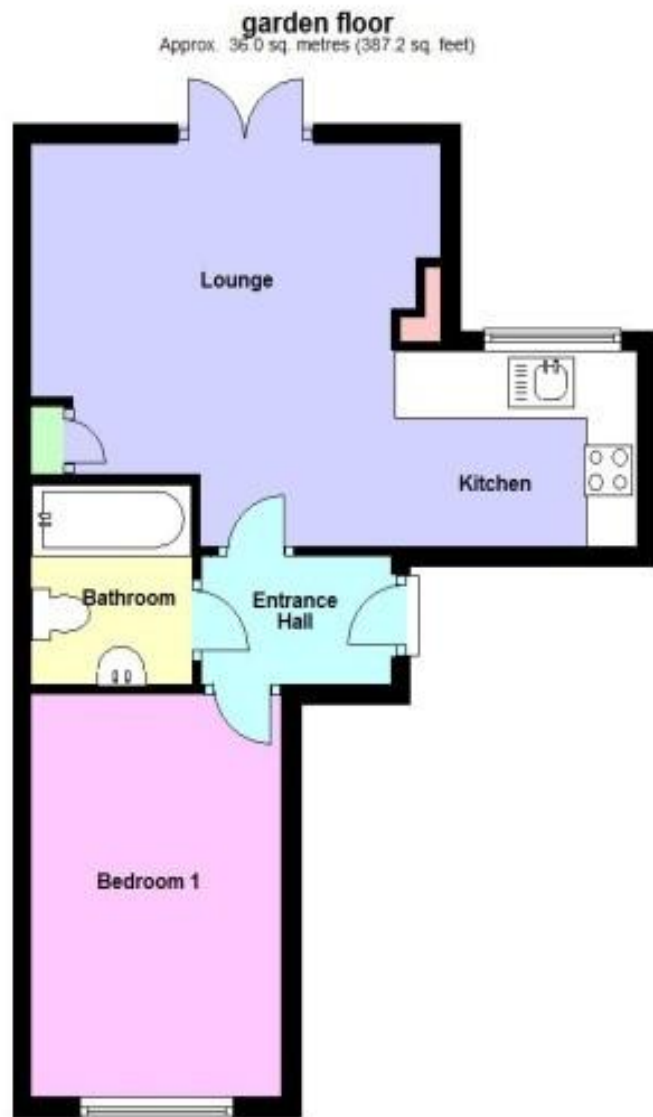
10.02.2026 - Selective licence through Bristol City Council not required.

TENANT INFORMATION

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 (£275.76), rent and a 5-week security deposit (£1378.84) that will be payable before the tenancy starts.





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