



£1,399 pcm – No bills included within the rent.

FFF, Flat 2, 179 Cheltenham Road, Cotham,
Bristol, BS6 5RH





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AVAILABLE NOW - NEW KITCHEN & NEW SHOWER ROOM - NEW Decorations - Professionally Deep Cleaned. UNFURNISHED. Well-presented ONE double bedroom first floor flat. Cotham/Montpelier. Modern carpets. Modern white goods included. 5-Week Deposit. Communal Garden. 1x Parking Space. EPC D. Council Tax A.

AVAILABLE NOW - NEW KITCHEN & NEW SHOWER ROOM | EXTREMELY Well Presented One Bedroom First Floor Flat | Modern Shampooed Carpets & NEW Decorations | Light Lounge/Diner Area & Rear Double Bedroom | NEWLY FITTED - Modern Shower Room
NEW Kitchen with Modern White Goods - Dishwasher & Tumble Dryer | Some Original Features - HIGH Ceilings | Offered Unfurnished - Available NOW | West Facing - Sunny Rear Communal Garden | 1 x Secure Parking Space. 12-Month Stay. 5-Week Deposit. EPC D. CTax A.



DESCRIPTION

WALK THROUGH VIDEO TOUR AVAILABLE ON
RIGHTMOVE AND ZOOPLA!!

Video link - Aug 2026 - <https://youtu.be/bKlyfQte3OE>

NEWLY REFURBISHED - EMPTY & AVAILABLE NOW - NEW
KITCHEN & NEW SHOWER ROOM - UNFURNISHED - ONE
BEDROOM FIRST FLOOR APARTMENT - SECURE PARKING.

Newly Refurbished apartment boasting new decorations,
NEWLY fitted MODERN kitchen (new fridge/freezer, new
electric hob, oven. extractor hood, dishwasher, new
washing machine, tumble dryer), NEWLY fitted MODERN
shower room (shower cubicle, sink, WC, floor, tiles etc),
PROFESSIONALLY deep cleaned and with all carpets
shampooed, offering good sized rooms & some original
features.

Located on the borders of Cotham & 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 &
social scene or Whiteladies Road for fabulous and diverse
restaurants, bars, the many local shops, with the Cube
cinema, Montpelier & Redland railway stations are just a
few minutes' walk away.

The bright, light & airy property benefits from double





glazed Georgian style windows, clean modern carpets and new neutral decorations, NEW kitchen with white goods, light lounge with Georgian style window, rear facing double bedroom, NEW modern shower room boasts a spacious walk-in shower cubicle, WC & sink.

The property is un-furnished but offers modern white goods included (NEW electric Hob, Oven, NEW Washing Machine, NEW Fridge/Freezer, Dishwasher, Tumble Dryer).

A rear sunny west facing communal patio garden with secure parking for one small car found to the rear of the building and accessed from Arley Hill.

One parking space is supplied with the property – communal rear car park one space per flat.

Note - we strongly recommend also purchasing a local council parking permit allowing you to park 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>



Un-furnished (white goods included). Available NOW. 5-Week Deposit. Requested +12-Month Stay.

NO STUDENTS, NO SMOKERS. Unsuitable for pets.

Maximum of two professional tenants with full time permanent contracts earning +£41,970 pa / two tenants = +£20,985 pp pa to pass Rightmove referencing.

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



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

The landlord has confirmed that the property has been professionally deep cleaned with all carpets professionally shampooed.

On exit the Landlord expectation is for the property to be returned to the same condition as per check-in, being in good condition, no damage, deep cleaned with all carpets professionally shampooed to a professional standard arranged by the tenant.

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

NB. To pass standard referencing - An annual combined household income of approx. +£41,970 pa (30 x rent / 2 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 +£50,364 pa / 2 = +£25,182 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.

Guarantor Service - Housing Hand - Rent Guarantor Providers.

<https://housinghand.co.uk/guarantor-service/>

Note due to the new Government renters' rights law that started on the 1st of May 2026 details within this tenancy/advert may have changed.

TENANT INFORMATION

Please note Urban Property Bristol has been instructed as a let only agent by the landlord, we have been instructed to advertise the property, carry out viewings, relay offers to the landlord, prepare all tenancy paperwork and complete referencing checks on tenants and their guarantors only.

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 (£322.84), rent and a 5-week security deposit (£1614.23) that will be payable before the tenancy starts.





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