



£1,299 pcm – No bills include within rent.

GFF, Flat 1, 179 Cheltenham Road, Cotham,
Bristol, BS6 5RH





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AVAILABLE NOVEMBER 2026 - ONE BEDROOM - UNFURNISHED - PARKING - A very well-presented ground floor flat, good-sized rooms located in the popular area of Cotham/Montpelier. Modern carpets & decorations. (white goods included) modern floorings. 5-week deposit. 01x Rear Parking Space. EPC D. C Tax A.

AVAILABLE NOVEMBER 2026 - Prime Location | Unfurnished Spacious Ground Floor Flat | Large Rear Double Bedroom & Front Lounge | Gas Central Heating & Part Double Glazing | Modern Separate Kitchen & Modern Shower Room
SECURE PARKING SPACE X 1 | Original Features & High Ceilings | EPC D. Council Tax A. | Communal SUNNY Patio Garden | Max. Two x Professional Tenants Only. 5-Week Deposit.



DESCRIPTION

AVAILABLE NOVEMBER 2026 - NEW MODERN DECORATIONS, PROFESSIONALLY DEEP CLEANED, CARPETS SHAMPOOED.

A VERY well-presented unfurnished SPACIOUS ONE-BEDROOM ground floor flat boasting neutral decorations and modern carpets.

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 and social scene, Cube cinema or Whiteladies Road for fabulous and diverse restaurants, bars, and local shops. Montpelier and Redland railway stations are both just a few minutes' walk away.

The bright, light & airy property benefits from double glazed Georgian style windows, clean neutral decorations, modern separate kitchen with white goods, light lounge with Georgian style window, double bedroom, modern shower room which is part tiled and boasts a walk-in shower cubicle, WC & sink.

The property is offered unfurnished with modern white goods included (Cooker, Washing Machine, Fridge/Freezer).





To the rear you will find a sunny West facing communal paved patio garden with secure gated parking for one car accessed to the rear via Arley Hill.

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>

Unfurnished (white goods included). Available November 2026. 5-Week Deposit.

NO STUDENTS, NO SMOKERS. Unsuitable for pets.

Maximum of two professional tenants on full-time permanent employment contracts earning total/combined income of +£38,970 pa. (+£19.485 pp pa).

Due to the local Council additional licence scheme the landlord can only allow two named tenants 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 property will be professionally deep cleaned with all carpets professionally shampooed by the landlord before entry.

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



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

NB. To pass standard referencing - An annual combined household income 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 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 +£46,764 pa / 2 = +£23,382 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 bill that started on the 1st May 2026 details within this tenancy/advert may have changed.

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



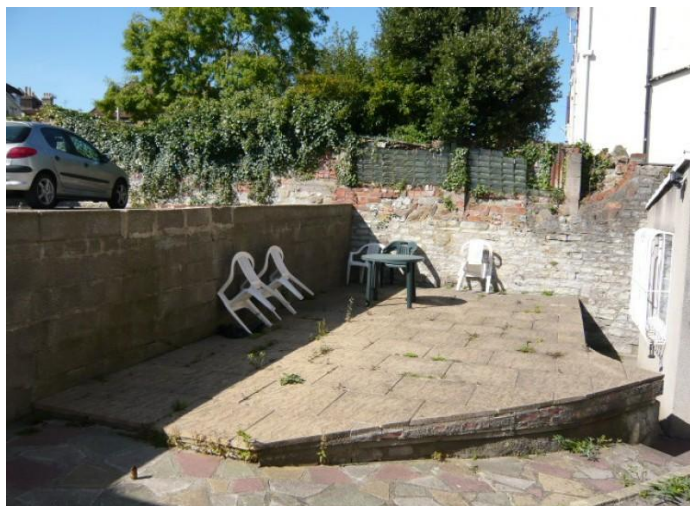
COMMUNAL ENTRANCE HALLWAY
 LOUNGE 15' 3" x 12' 4" (4.65m x 3.76m)
 BEDROOM ONE 15' 3" x 12' 4" (4.65m x 3.76m)
 INNER HALLWAY
 SHOWER ROOM 8' 6" x 6' 4" (2.59m x 1.93m)
 INNER HALLWAY/LOBBY AREA
 KITCHEN
 10' 6" x 6' 10" (3.2m x 2.08m)

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 (£299.76), rent and a 5-week security deposit (£1,498.84) that will be payable before the tenancy starts.



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