



£1,250 pcm – No bills Included within rent.

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





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NEW SHOWER ROOM - UNFURNISHED - AVAILABLE AUGUST 2026 - Well-presented ONE double bedroom first floor flat located in the popular area of Cotham/Montpelier. Modern carpets and decorations, (white goods included). 5-Week Deposit. Communal Rear Garden. 1x Rear Parking Space. EPC D. Council Tax A.

AVAILABLE AUGUST - NEW SHOWER ROOM - Cotham/Montpelier Area | Well Presented One Bedroom First Floor Flat | Modern Carpets & Decorations | Light Lounge Area & Double Bedroom | NEWLY FITTED - Modern White Suite Shower Room Modern Kitchen with Modern White Goods | Some Original Features | Offered Unfurnished - Available AUGUST 2026 | Sunny Rear Communal Patio Garden | 1 x Rear Secure Parking Space. 12-Month Stay. 5-Week Deposit. EPC D. C Tax A.



DESCRIPTION

AVAILABLE EARLY AUGUST 2026. UNFURNISHED. ONE BEDROOM FLAT. NEW SHOWER ROOM. PARKING.

The landlord plans to redecorate the flat (where needed), add a new shower room (shower cubicle, sink, WC, floor, tiles etc), deep clean and shampoo the carpets with the flat be ready and available approx. 4th August 2026 – Date TBC.

A well-presented unfurnished first floor flat boasting modern neutral decorations and modern carpets with a NEW SHOWER ROOM being fitted before the start date. 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 neutral decorations, modern kitchen area with white goods, light lounge with Georgian style window, double bedroom, NEW modern shower room which is part tiled





and boasts a walk-in shower cubicle, WC & sink.

The property is un-furnished but offers modern white goods included (Hob, Oven, Washing Machine, 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 4th/5th August 2026. 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 +£37,500 pa / two tenants = +£18,750 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 will be professionally deep cleaned with all carpets professionally shampooed by the landlord before entry. A new shower room will be added before the start date.



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.

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

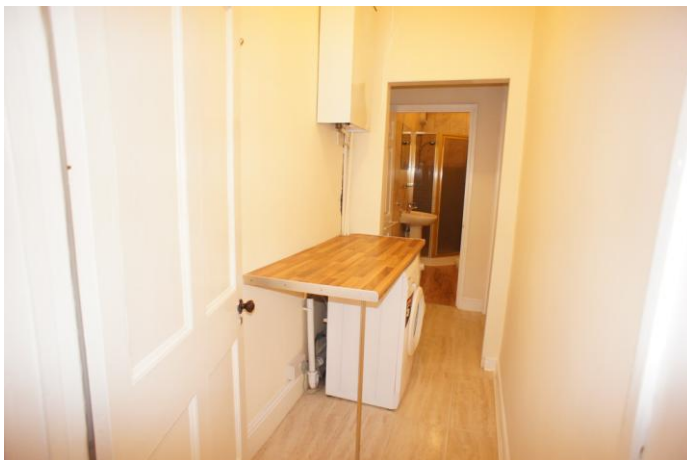
NB. To pass standard referencing - An annual combined household income of approx. +£37,500 pa ($30 \times \text{rent} / 2 = +£18,770 \text{ pp pa}$) from full time permanent employment or pension income will be needed to pass reference checks. (References required – affordability check, employment check, 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 $36 \times \text{the rent (combined } +£45,000 \text{ pa} / 2 = +£22,500 \text{ pa pp)}$ 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. Guarantor Service - Housing Hand - Rent Guarantor Providers.

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





Renters' Rights Bill

Please note due to the governments new Renters' Rights Bill that came into law on the 1st May 2026 information within this advert and tenancy may change.

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 (£288.46), rent and a 5-week security deposit (£1442.30) that will be payable before the tenancy starts.





Tel: 0117 9244008

Email: info@urbanpropertybristol.co.uk

82a Gloucester Road, Bishopston, Bristol, BS7 8BN

