



£1250 pcm – No Bills Included.

First Floor Flat 3 (C), 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 FIRST floor flat. Open plan Lounge with modern kitchen area, rear double bedroom, modern bathroom with shower Gas central heating & mostly double glazing. EPC C. Council Tax A.

FURNISHED - First Floor Flat | One Double Bedroom | Modern Kitchen Area | Open Plan Lounge/Kitchen | Neutral Decorations & Floorings  
Gas Central Heating & Part Double Glazing | Modern Bathroom with Shower Over Bath | Available NOW - Permit Parking | Close to Cabot Circus  
& Stokes Croft | EPC C, Council Tax A, 12-Month Contract, 5-Week Deposit



## DESCRIPTION

VIDEO TOUR AVAILABLE - Video link –  
<https://youtu.be/bOm4c-uJqvY>

AVAILABLE NOW – FURNISHED - A well-presented first floor flat boasting modern decorations and modern 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 first floor 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, front facing open plan spacious modern kitchen/lounge area, 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 Fridge/freezer).

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 +£37,500 pa / 2 = +£18,750 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. +£37,500 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  $36 \times \text{the rent} / 2 = +£22,500 \text{ pa pp}$  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 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 HALL**

L Shape - 17' 3" narrowing to 10 x 3' 2" by 4 3 (5.26m x 0.97m) Entrance door, fuse box, central heating control, fire head, fire blanket, carbon CO2 detector, doors leading to

**BATHROOM**

Double glazed window to rear, storage cupboard housing washing machine and gas combination boiler, sink, bath with mixer tap and shower over, WC, tiled splash backs, extractor fan, radiator.

**BEDROOM**

11' x 8' 11" (3.35m x 2.72m) Double glazed window to rear aspect, radiator, smoke alarm, spotlights.

**LOUNGE/KITCHEN**

12' 9" x 17' 8" (3.89m x 5.38m) Open plan lounge/kitchen -

Lounge area - Two double glazed windows to front aspect, radiator, spotlights.

Kitchen area - Heat and smoke detector, wall and base units, work top surfaces, 1 1/2 sink, mixer tap, tiled splash backs, gas hob, extractor hood, electric oven, dishwasher, fridge-freezer.

**RENTERS' RIGHTS BILL**

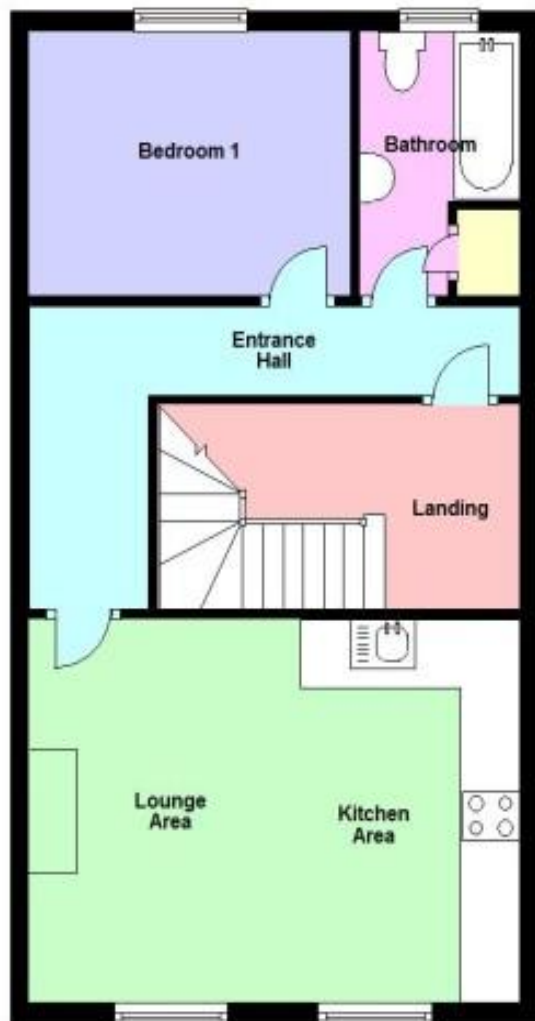
Please note due to the governments new Renters' Rights Bill that will come into law this year (01 May 2026), the information within this advert and tenancy details may change.

**TENANT INFORMATION**

As part of our application process, no agency fees are due. Standard charges will include 1 week holding deposit (£288.46), rent and a 5-week security deposit (£1442.30) that will be payable before the tenancy starts.

### First Floor

Approx. 49.1 sq. metres (528.8 sq. feet)



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