



£1450 pcm – No Bills Included.

Top Floor Flat, Flat 4 (D) 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 TOP floor flat. Open plan lounge with modern kitchen area, double bedroom, office area, modern bathroom with shower benefits from gas central heating & mostly double glazing. EPC C. CTax A.

Top Floor One Double Bedroom Flat | Close To Cabot Circus & Stokes Croft | Open Plan Lounge with Modern Kitchen | Furnished - Useful Study/Office Area | Available NOW  
Modern Bathroom with Shower | Double Glazing & Gas Central Heating | MODERN Neutral Decorations and Carpets | 12-Month Contract. 5-Week Deposit | Light Spacious Flat - Professionals Tenants Only EPC C. Council Tax A



AVAILABLE NOW – FURNISHED - A well-presented top floor flat boasting modern decorations and modern fitted carpets.

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 top floor flat located in St Pauls, 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 within easy reach.

The bright, light & airy property is mostly double glazed with modern decorations, open plan living area with a modern kitchen and light lounge area with two windows, 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, 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 +£43,500 pa / 2 = +£21,750 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. +£43,500 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  $36 \times \text{the rent (combined)} + \pounds 52,200 \text{ pa} / 2 = +\pounds 26,100 \text{ pa pp}$  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.



#### RECEPTION HALL

17' 7" x 6' 1" (5.36m x 1.85m)

#### LOUNGE/KITCHEN

18' 1" x 12' 8" (5.51m x 3.86m)

#### BEDROOM ONE

12' 6" x 11' 3" (3.81m x 3.43m)

#### BATHROOM

8' 9" x 5' 5" (2.67m x 1.65m)

#### **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**

Not currently required.

#### **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.

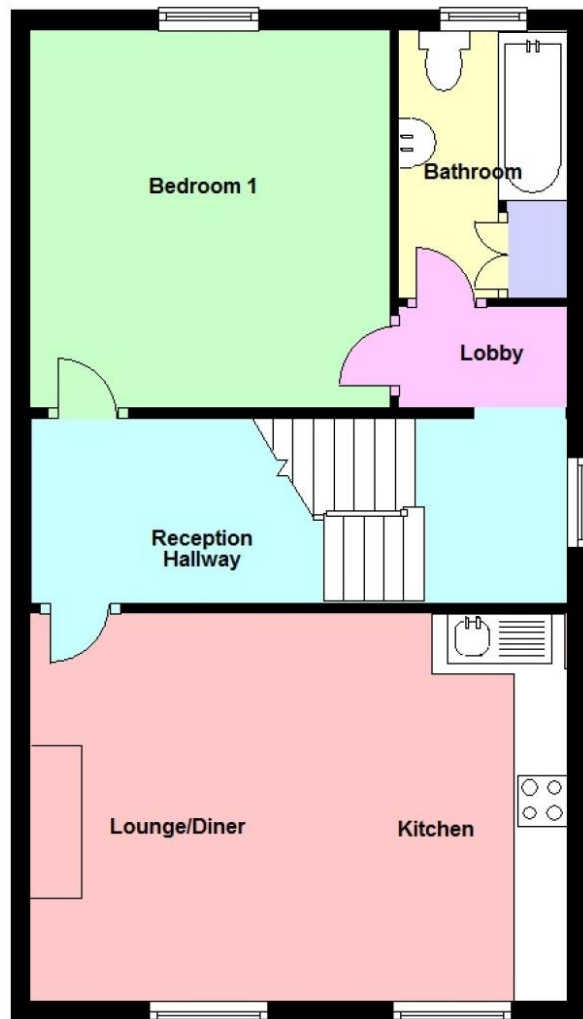
The landlord will manage the property, collect rent from month two until the end of the tenancy, deal with the tenant's deposit, deal with the legally required prescribed information, safety certificates, start of tenancy fire test, keys, check in and check out reports/inspections, deposit recovery, 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 (£334.61), rent and a 5-week security deposit (£1673.07) that will be payable before the tenancy starts.



## Second Floor

Approx. 50.3 sq. metres (541.1 sq. feet)



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