



HALL & FIRST FLOOR GARDEN MAISONETTE,
34 ST MATTHEWS ROAD,
COTHAM, BRISTOL, BS6 5TU



An incredibly large and versatile 4 double bedroom maisonette occupying a significant part of this attractive and well-located period building. Further benefiting from a magnificent 24ft x 14ft kitchen/dining room, its own private rear garden, off street parking and a garage

Guide Price £635,000

Richard Harding
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- An abundance of space and with the feeling of a house rather than a flat, this family sized apartment truly ticks all the boxes
- Prime location in a peaceful road in Cotham, yet incredibly central and convenient for walks down into the city centre and across to Park Street/The Triangle, also within less than 500 metres of Colston's Primary School and Cotham Secondary School and handy for Kingsdown sports centre, Cotham Gardens Park and Redland train station, with its connections through to Temple Meads
- **Hall Floor:** welcoming entrance hallway with double doors through to a fantastic, large (24ft x 14ft) kitchen/dining/sitting room with French doors and Juliette balcony overlooking the rear garden
- **First Floor:** spacious central landing, sitting room, 3 double bedrooms and a family shower room/wc
- **Second Floor:** spacious loft converted double bedroom flooded with natural light with en suite shower room/wc
- A unique and rather special property with plenty of space as well as parking, a lovely garden and a garage

Route to the property: travel up Horfield Road from the Bristol Royal Infirmary. After the road levels out and approaches the shops in Cotham Road South just before the zebra crossing turn right into Clevedon Terrace, then first left into St Matthews Road where the property will be found a short way along on the left hand side.



HALL FLOOR

APPROACH: via driveway providing off street parking, steps leading up to the communal front door, through into the communal hallway where the private entrance to the maisonette is on the right hand side.

ENTRANCE HALLWAY: high ceilings, oak flooring, contemporary upright radiator and beautiful original staircase rising to the first floor landing, glazed double doors opening through to the kitchen/dining room.

KITCHEN/DINING ROOM: (24'3" max into chimney recess x 14'3") (7.39m x 4.34m) a fabulous large sociable kitchen/dining/family space with ample floor area for dining room table and chairs and sitting furniture with a built in kitchen with oak units comprising base and eye level cupboards and drawers with granite worktops over, appliance space for range cooker with stainless steel splashback and built in chimney hood over, further appliance space and plumbing for American style fridge/freezer, integrated dishwasher, oak flooring, attractive period style cast iron fireplace with gas coal effect fire, period surround and slate hearth, beautiful sash windows to rear with folding shutters, part glazed French doors with Juliette balcony overlooking the rear garden, lovely high ceilings with original cornicing and picture rail and 2 contemporary radiators.

FIRST FLOOR

LANDING: spacious central landing with staircase continuing up to the second floor, doors radiate off to sitting room, bedroom 1, bedroom 3, bedroom 4, shower room/wc and further double doors access a generous utility cupboard with plumbing and appliance space for washing machine and dryer with built in shelving over.

SITTING ROOM: (front) (14'7" x 13'8" max into chimney recess) (4.47m x 4.17m) a generous sitting room with sash windows to front and wooden 'plantation' shutters, exposed stripped floorboards, attractive period cast iron fireplace with surround and slate hearth, picture rail and radiator.

BEDROOM 1: (rear) (15'1" x 13'8" max into chimney recess) (4.60m x 4.17m) high ceilings with picture rail, attractive period style fireplace, exposed stripped floorboards, sash window to rear, radiator and tv point.

BEDROOM 3: (15'1" x 10'0" max into chimney recess) (4.60m x 3.05m) double bedroom with large sash window to rear, attractive cast iron period fireplace with period surround and slate hearth, exposed stripped floorboards and contemporary upright radiator.



BEDROOM 4: (front) (14'2" x 10'0" max into chimney recess) (4.32m x 3.05m) double bedroom with large sash window to front, exposed stripped floorboards, built in bookcase to chimney recess and contemporary upright radiator.

SHOWER ROOM/WC: (9'5" x 7'5") (2.87m x 2.26m) white suite comprising oversized shower enclosure with system fed dual headed shower, low level wc, pedestal wash basin with tiled splashbacks, wood flooring, sash window to side, chrome effect heated towel rail, inset spotlights, extractor fan and wall mirrors.

SECOND FLOOR

The staircase ascends into a loft converted bedroom 2.

BEDROOM 2: (23'5" max below sloped ceilings x 15'8" max inclusive of staircase) (7.14m x 4.78m) converted in 2004, this fabulous double bedroom offers an abundance of natural light provided by large Velux skylight windows on 3 sides, low level doors accessing generous eaves storage space, shower enclosure built into a recess with system fed shower and further door accessing a cloakroom/wc. Radiators.

En Suite Cloakroom/wc: low level wc, pedestal wash basin, part tiled walls, extractor fan, chrome effect heated towel rail and Velux skylight windows.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items such as carpets etc. are not included but may be available by separate arrangement.

TENURE: it is understood that the property is leasehold for the remainder of a 999 year lease which commenced on 12 April 1990. This information should be checked by your legal adviser.

SERVICE CHARGE: it is understood that at the time of writing these particulars that there are no services charges payable but the repairs are split on a 50/50 basis between the 2 flats. This information should be checked by your legal adviser.

PLEASE NOTE:

1. The photographs may have been taken using a wide angle lens.
2. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
3. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
4. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
5. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
6. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
7. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

OUTSIDE

OFF STREET PARKING: there are 2 flats in the building. The driveway is shared, however, the neighbours have an understanding that our flat parks one car on the right of the tarmaced driveway and the lower flat on the left. The lower flat also owns the gravelled front garden. The shared driveway continues down the right hand side of the property where there are gates accessing the rear garden and garage area which belong solely to this property.

GARAGE: (approx. 19'1" x 8'9") (5.82m x 2.67m) detached single garage with pitched roof and up and over door, power and light.

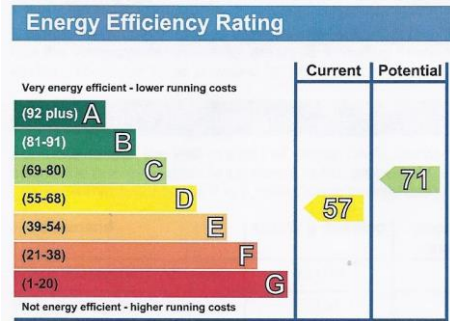
REAR GARDEN: (approx. 29ft x 28ft to the side of the garage) (8.84m x 8.53m) a level westerly facing rear garden enjoying plenty of the afternoon summer sunshine with attractive stone boundary walls, level lawned section, central palm tree and various shrubs and trees to the borders.

COMMUNAL METER/BOILER CUPBOARD: off the driveway there is a lockable door into a cupboard housing the boilers for both apartments and gas and electric meters. The boiler for the property is a Vaillant gas combination boiler. Garden tap.

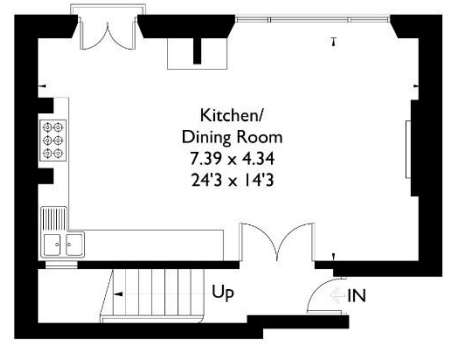
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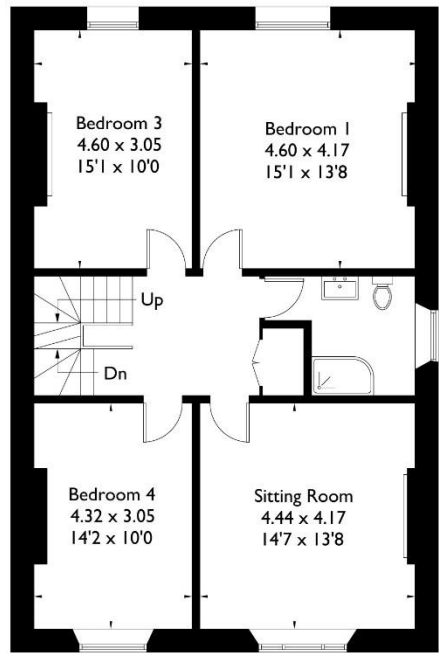
Approximate Gross Internal Area = 158.5 sq m / 1706 sq ft
 Garage = 15.1 sq m / 162 sq ft
 Total = 173.6 sq m / 1869 sq ft



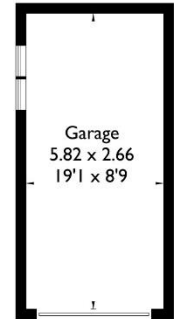
= Reduced headroom below 1.5m / 5'0



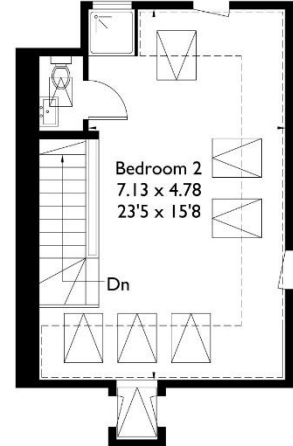
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Second Floor

Job Ref: 181119

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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