



Second Floor Flat, 27 Cotham Road
Guide Price £400,000

RICHARD
HARDING

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Cotham, Bristol, BS6 6DJ

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An incredibly light and well-proportioned (circa 1,080 sq. ft.), 2 double bedroom apartment occupying the entire top floor of an elegant semi-detached Grade II listed period building with stunning semi open-plan kitchen/dining/sitting room enjoying cityscape views.

Key Features

- Set in a favourable central spot within easy reach of Gloucester Road, Whiteladies Road, Cotham Hill, local employers of BRI, BBC, university and central commercial districts whilst Redland train station is a short walk away.
- **Accommodation:** split level entrance hall with large landing, kitchen/dining room, sitting room, bedroom 1, bedroom 2 and shower room/wc.
- Located in the Kingsdown (KN) residents parking zone.
- Gas central heating via modern Worcester combi boiler.

ACCOMMODATION

APPROACH: pathway leads to the left hand side of the period building and the communal entrance can be found on the right hand side. Stairs rise to first floor landing and the private entrance door to the property can be found on the right hand side.

ENTRANCE HALLWAY: (8'2" x 7'4") (2.49m x 2.24m) hardwood door giving access to private split level landing with large skylight, split level landing providing ample space for coats and shoe storage, tall ceiling, stairs lead up to upper landing with ceiling light point, door entry intercom system, doors lead to kitchen/dining room, sitting room, bedroom 1, bedroom 2 and shower room/wc.

KITCHEN/DINING ROOM: (16'1" x 14'0") (4.90m x 4.26m) a large kitchen/dining room comprising of wall, base and drawer units with laminate worktop over, inset 1½ bowl stainless steel sink with drainer unit and mixer tap over, integrated appliances include single oven with 4 ring electric hob over plus extractor fan, dishwasher (currently not working), tiled surrounds, Worcester combi boiler concealed in kitchen unit, large breakfast bar, window to front elevation with cityscape views, large Velux ceiling skylight, space for upright fridge/freezer, ample space for dining room table and chairs, ceiling light point, radiator, electrical consumer unit, moulded skirting boards, wood effect vinyl flooring, sliding doors leading to sitting room.

SITTING ROOM: (16'0" x 13'10") (4.87m x 4.22m) a bright room with ceiling light point, Velux ceiling skylight, window to front elevation with cityscape views, ample space for sofas, radiator, tv point, moulded skirting boards.

SHOWER ROOM/WC: a modern re-fitted shower room suite comprising of low level wc, circular wash hand basin set on rustic vanity unit, walk in shower enclosure (double) with waterfall shower and detachable hand held shower over, tiled surrounds, 2 obscured windows to side elevation, wall mounted towel radiator, large built in storage cupboard with fitted shelves and plumbing for washing machine, ceiling light point, vinyl flooring, square edge skirting boards.

BEDROOM 1: (14'2" x 13'11") (4.33m x 4.24m) a large double bedroom with ceiling light point, multi panelled sash window overlooking rear elevation, radiator, tall moulded skirting boards.

BEDROOM 2: (14'2" x 13'11") (4.32m x 4.24m) a large double bedroom with ceiling light point, multi panelled sash window overlooking the rear elevation, moulded skirting boards.

OUTSIDE

COMMUNAL FRONT GARDEN: communal front garden, mainly laid to lawn with a mixture of mature bushes and shrubs to the borders.





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 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 from 29 September 1976. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £140. This information should be checked by your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: C

ROOF REPAIRS: the sellers have agreed with the management company to some minor roofing repair works, scaffolding has been erected to the side elevation of the building and works are due to take approx.3-4 weeks. Please note this will be at no cost to an incoming purchaser as the sellers will pay for their contribution to this.

STAIRWELL: Please note the stairwell (beyond the flats entrance door leading to the landing) is not currently demised in the lease, the sellers will be getting a deed of variation to rectify this and are in early discussions with their solicitor.

PLEASE NOTE:

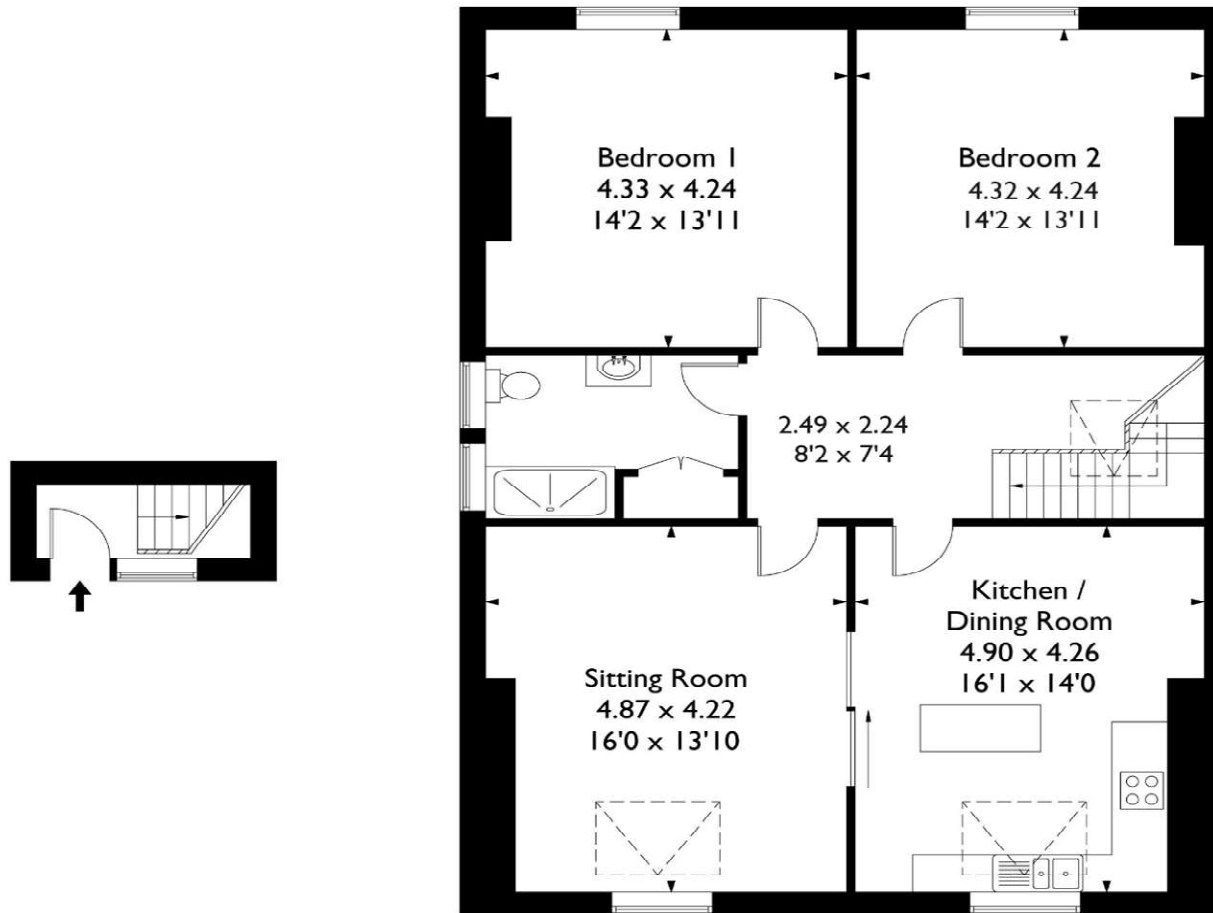
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum E rating**, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:
<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	81 B

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section

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Approximate Gross Internal Area 1082.10 sq m / 100.50 sq ft



This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.