



Garden Flat, Flat 1, 58 Cotham Road,
Guide Price £650,000

58
RICHARD
HARDING



Garden Flat, Flat 1, 58 Cotham Road, Cotham, Bristol, BS6 6DW

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IN EXCESS OF 1,500 SQ. FT. - a spacious and attractive 3 bedroom apartment boasting an exceptional private 65ft x 26ft level walled rear garden. Set within this well located fine grade II listed building with its own private entrance.

Key Features

- Located in a convenient position within walking distance of Whiteladies Road, Cotham Hill, the city centre, Redland train station, Cotham School and Cotham Gardens Park.
- A well-proportioned apartment that boasts an impressive 16'9" x 15'7" sitting room with high ceilings, wooden floorboards, a wood burner and direct access out to the level rear garden
- **Accommodation:** entrance hallway, sitting room, kitchen, bedroom 1, bedroom 2 + en-suite, bedroom 3, bathroom/wc and utility room/wc
- **Outside:** fully enclosed stone walled rear garden circa **65ft x 25ft**, patio leads to level lawned area with shrub and tree borders, complete with a raised vegetable patch and garden shed
- Located within the Kingsdown residents permit parking areas.
- A smart and incredibly roomy apartment with level outside space of a scale rarely seen with an apartment.





ACCOMMODATION

APPROACH: via front pathway to the right of the building, steps descend to the private entrance for this apartment. Entrance hallway leads through to:-

INTERNAL HALLWAY: meandering through the whole apartment with 2 windows to the side elevation, a feature exposed stone wall, inset spotlights, alarm panel and cupboard housing GCH boiler (2021), tiled flooring with gas underfloor heating. Door leads off to the sitting room. The hallway continues to a useful study area with doors off to bedroom 1, internal bedroom 2 (light provided from hallway with en-suite, bedroom 3, bathroom/wc, utility room/wc and access to the front courtyard).

SITTING ROOM: (16'9" x 15'7" into chimney recess) (5.11m x 4.75m) a light and airy sitting room with ceiling cornicing, picture rail, engineered oak flooring, wood burner, sash windows with working shutters, French doors accessing the glorious rear garden, radiator, recessed spotlights with speaker system, wall lights, wall opening to:

KITCHEN: (10'10" x 7'10") (3.30m x 2.39m) shaker style kitchen comprising of a range of base and eye level units and solid wooden working top surfaces, integrated slimline dishwasher, space for large fridge/freezer and range cooker, stainless steel extractor hood above, inset spotlights, cornicing and tiled floor with gas underfloor heating. Large 1½ bowl ceramic sink with draining board with mixer tap.

BEDROOM 1: (18'1" to front of window recess x 11'3" to chimney recess) (5.51m x 3.43m) cornicing, large sash window to the front elevation, radiator and built-in wardrobes.

BEDROOM 2: (14'11" x 8'4") (4.55m x 2.54m) internal room with window to side, vaulted ceiling, door leads to:

En Suite Shower/wc: white suite comprising low level wc, pedestal wash hand basin, rainfall shower head, partially tiled walls and tiled floor, inset spotlights.

BEDROOM 3: (21'10" max 6'7") (6.65m x 2.01m) vaulted double room with light well, door leading to the front courtyard, radiator and further glazed high level window.

BATHROOM/WC: (11'6" x 8'2") (3.51m x 2.49m) white suite comprising low level wc, pedestal wash hand basin, free standing bath, mains fed shower with rainfall shower head, heated towel rail, fully tiled floor with underfloor heating, tiled walls, recessed spotlights, vaulted ceiling.

UTILITY ROOM/WC: (8'1" x 5'6" max) (2.46m x 1.68m) accessed via lovely solid brick archway, low level WC, space for washing machine, wash hand basin with tiled splashback and, window to side elevation.

OUTSIDE

REAR GARDEN: (approx. 65ft x 26ft) (19.81m x 7.92m) accessed through beautiful wooden French doors from the sitting room. Very private and good sized south easterly facing rear garden with stone boundary walls, mainly laid to lawn with established borders containing shrubs and trees, large wooden shed and paved seating area.





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 11 January 2008. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is approx. £600 p.a. This information should be checked by your legal adviser.

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

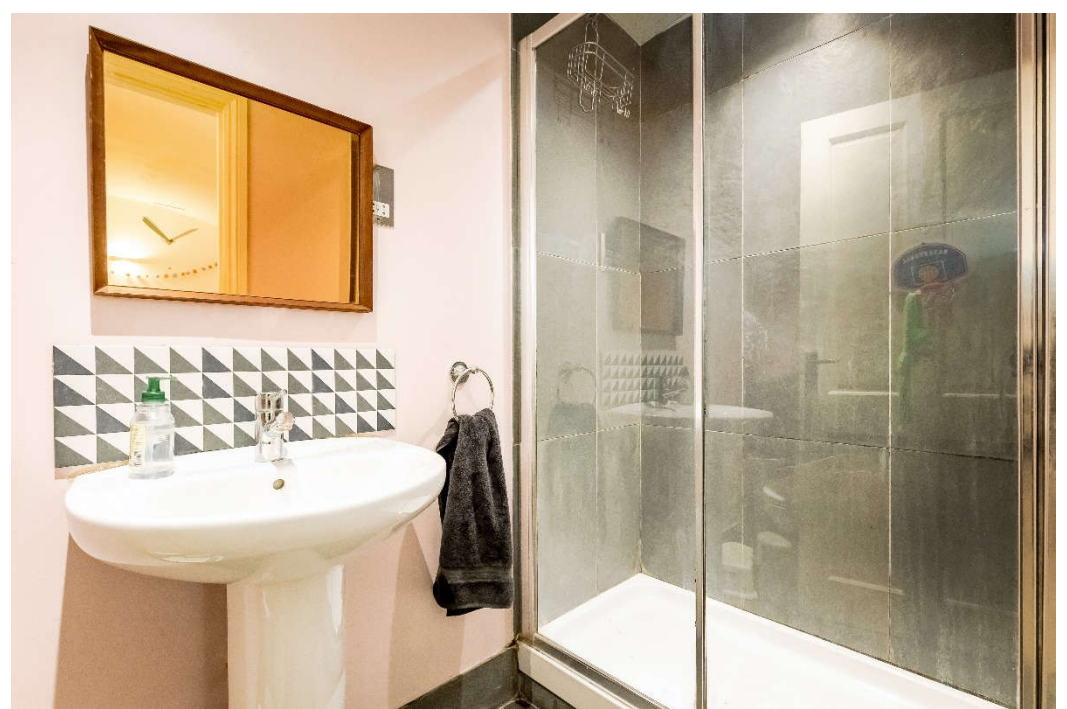
PLEASE NOTE:

1. **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.
2. **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>
3. The photographs may have been taken using a wide angle lens.
4. 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.
5. 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.

6. 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.
7. 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.
8. 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.
9. 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 | | 79 C |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

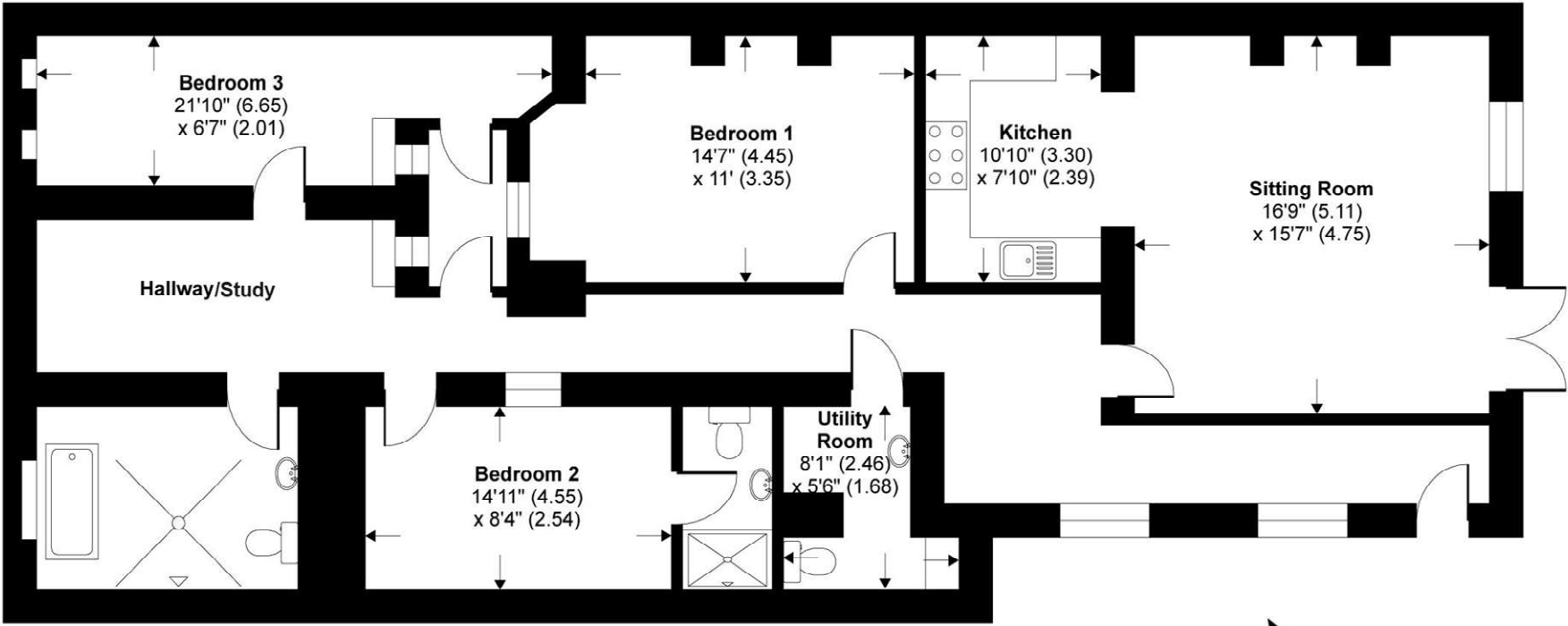
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





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APPROX. GROSS INTERNAL FLOOR AREA 1508 SQ FT 140 SQ METRES



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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