



First Floor Flat, 22 Southfield Road  
Guide Price £380,000

RICHARD  
HARDING



# First Floor Flat, 22 Southfield Road

Cotham, Bristol, BS6 6AY

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Situated within the heart of Cotham, a light and bright well proportioned 2 double bedroom apartment occupying the first floor of an attractive period building, with stunning elevated views across the city, as well as an off street parking space and being offered to the market with no onward chain.

## Key Features

- An exceptionally well proportioned 2 double bedroom apartment.
- Stunning elevated city views.
- Convenient location handy for Gloucester Road, Whiteladies Road and the city centre, as well as being within 300 metres of Redland train station (with access to Temple Meads) and Cotham Park Gardens.
- Offered with no onward chain enabling a prompt move.
- Separate kitchen (9'6 x 5'7)
- One private parking space.

## ACCOMMODATION

**APPROACH:** the property is accessed over concrete driveway leading to stone steps which ascend to the wood panelled communal front door. Door leads through into a light and well maintained communal area hosting wall mounted post trays and recycling boxes etc. Beautiful staircase ascends to the first floor of this gorgeous period building where the private entrance to this apartment can be found immediately in front of you, via wooden door opening to:-

**ENTRANCE HALLWAY:** (14'1" x 6'7") (4.30m x 2.00m) an L shaped entrance hallway providing access to the principal rooms of the apartment including living/dining room which subsequently leads through to the separate kitchen, bedroom 1, bedroom 2 and bathroom. Laid to fitted carpet, multiple light points, gas radiator, moulded skirting boards, intercom entry system, thermostat.

**LIVING/DINING ROOM:** (14'1" x 12'2") (4.30m x 3.70m) a light and well-proportioned space with enough room for large sofa and dining table, etc. Laid to fitted carpet, cast iron fireplace with wooden surround, ceiling cornicing, light point, moulded skirting boards, tv point, light point, lots of light flooding in from the front elevation via large upvc double glazed window with leafy outlook across to the street scene. Door to:-

**KITCHEN:** (9'6" x 5'7") (2.90m x 1.70m) comprising a variety of wall, base and drawer units with square edged wooden laminate worktops, stainless steel sink with drainer unit to side and swan neck mixer tap over, stylish tiled splashbacks, gas oven with 4 ring hob over and extractor hood above, light coming in from the front elevation via upvc double glazed sash window with leafy outlook across to the street scene.

**BEDROOM 1:** (10'10" x 10'6") (3.30m x 3.20m) a good sized master bedroom with easily enough space for desk and wardrobes etc. dependent upon one's needs; laid to fitted carpet, moulded skirting boards, double glazed sash window with elevated city views to the rear elevation, gas radiator, light point,

**BEDROOM 2:** (9'2" x 6'11") (2.80m x 2.10m) a second double bedroom with elevated city views to the rear elevation via double glazed sash windows, gas radiator, moulded skirting boards, light point, laid to fitted carpet.







**BATHROOM/WC:** (6'7" x 5'11") (2.00m x 1.80m) comprising low level wc, bath with wooden panelling and wall mounted electric shower head and controls over, stylish cubed tiled splashbacks on three sides, gas radiator, floor standing wash hand basin with chrome tap over, extractor fan, light point.

**OUTSIDE**

**PARKING:** the property benefits from sole use of a private parking space to the front elevation.

**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 1 January 1987. The freehold of the property is owned by the flats (as directors of the Management Company). This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that there is no service charge payable as the costs are split between the four flats (including garden flat) other than the communal hallway which is split between the three flats that the hallway serves. This information should be checked by your legal adviser.

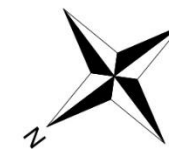
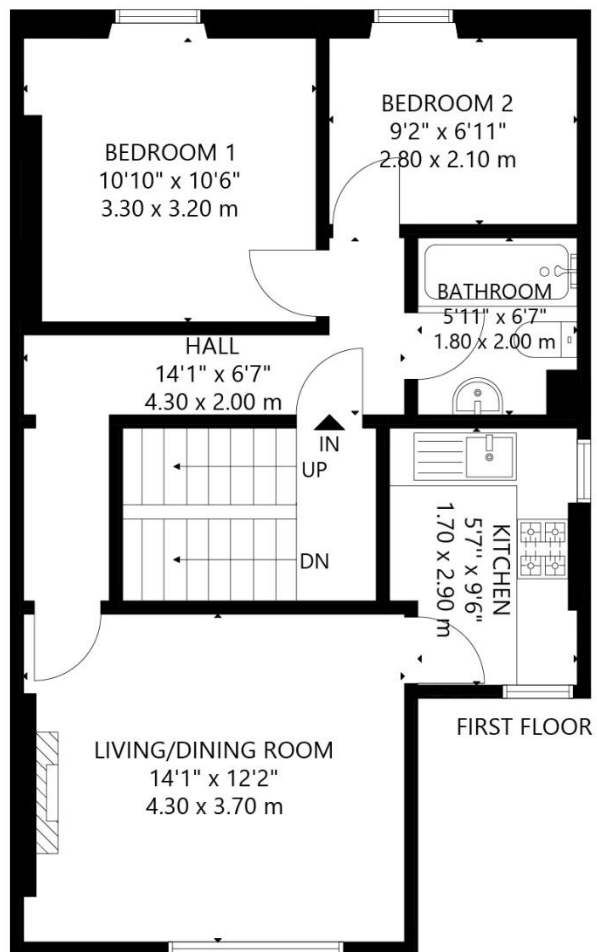
**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: B

**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.

**EPC to follow**

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



FIRST FLOOR FLAT, 22 SOUTHFIELD ROAD, COTHAM, BRISTOL, BS6 6AX  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 565 SQ FT / 53 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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