



Hall Floor Flat, 2 Cotham Side
Guide Price £375,000

RICHARD
HARDING

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Cotham, Bristol, BS6 5TP

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Bright, spacious and bay fronted, 2 double bedroom, hall floor apartment set within an attractive semi-detached Victorian period building with an abundance of period features, good sized sitting/dining room, separate kitchen and well-stocked level section of front garden.

Key Features

- A most appealing hall floor apartment, beautifully presented and retaining a wealth of characterful features including high ceilings, ornate moulded plaster work, tall sash windows and a period fireplace.
- Fabulous entertaining - a large bay fronted sitting/dining room with three full height sash windows to the front elevation, an ornate cast iron fireplace, tall moulded skirtings and ornate moulded corning. There is also a separate kitchen with solid wooden worktop surfaces, integral electric oven, 4 ring gas hob and extractor hood.
- Situated within the Kingsdown residents parking scheme and is set in a favourably central location within easy reach of Gloucester Road, Whiteladies Road and Cotham Hill, plus local employers of the BRI, BBC, University and central commercial districts, whilst Redland train station is a short walk away.
- **Accommodation:** reception hall, inner hall, sitting/dining room, kitchen, 2 double bedrooms, shower room, separate wc.
- **Outside:** private section of front garden with patio area, lawn and well-stocked borders.
- A superb apartment in a desirable location offering well-proportioned accommodation throughout together with the additional benefit of private outside space.

ACCOMMODATION

APPROACH: from the pavement, a wrought iron pedestrian gate and paved pathway continues alongside the front garden with steps up to the main front entrance. Solid 4 panelled wooden door with brass door furniture and fanlight opening to:-

COMMUNAL ENTRANCE HALL: ceiling rose with light point, obscure glazed window to the front elevation. Wooden door with obscure multi-paned fanlight opening to:-

RECEPTION HALL: welcoming entrance with wooden flooring, tall moulded skirtings, radiator and ceiling light point. Open walkway with moulded architraves giving access to the inner hall. Four panelled doors with brass door furniture and moulded architraves, opening to:-

SITTING/DINING ROOM: (15'3" x 15'1") (4.65m x 4.59m) a gorgeous reception room, with full height bay window to the front elevation comprising three sash windows and enjoys a very pleasant outlook over the private south-west facing front garden and street scene with its imposing Victorian period Bath stone buildings. Central ornate cast iron fireplace with tiled hearth, recesses to either side of the chimney breast with fitted book shelving, tall moulded skirtings, picture rail, ornate moulded corning, ceiling rose with light point, two radiator, decorative arched recess.

KITCHEN: (10'3" x 6'4") (3.13m x 1.93m) comprehensively fitted with an array of cream coloured base and eye level units with a combination of drawers and cabinets. Roll edged solid wooden worktop surfaces, inset ceramic sink with draining board to side and mixer tap over, bevel edged splashback tiling and pelmet lighting. Integral electric oven, 4 ring gas hob and extractor hood with integral lighting. Wooden flooring, raised height stained glass internal windows through to the reception hall, radiator, moulded skirtings, ceiling light point. Space and plumbing for washer/dryer (available by separate negotiation). Space for tall fridge/freezer (available by separate negotiation).

BEDROOM 2: (13'8" x 7'8") (4.17m x 2.33m) having a tall multi-paned sash window to the rear elevation with radiator below. Double opening wardrobe with ample hanging rail and shelving space. **Airing Cupboard** with wall mounted Worcester Bosch gas fired combination boiler (installed November 2015 and serviced in January 2019). Fitted shelving, moulded skirtings, radiator, ceiling light point.

SEPARATE WC: comprising: low level flush wc and wall mounted wash hand basin with hot and cold water taps and splashback tiling. Wooden flooring, moulded skirtings, radiator, ceiling light point, extractor fan.

INNER HALL: a continuation of wooden flooring. Storage cupboard with hanging rail and shelving. Partial ornate moulded corning, moulded skirtings, fitted shelving, ceiling light point. Four panelled doors with moulded architraves and brass door furniture opening to:-





BEDROOM 1: (13'11" x 7'11") (4.23m x 2.41m) having a tall multi-paned sash window to the rear elevation with radiator below. Chimney breast with recesses to either side (one with fitted shelving and the other with built in double wardrobe). Tall moulded skirtings, partial ornate moulded cornice, picture rail and ceiling light point.

BATHROOM: large shower cubicle with low level shower tray plus wall mounted shower unit and handheld shower attachment; wash hand basin with mixer tap and pull out drawers below. Tessellated tiled flooring, partial timber panelling to dado height, moulded skirtings, radiator, partial ornate moulded cornice, extractor fan, ceiling light point.

OUTSIDE

PRIVATE SECTION OF FRONT GARDEN: from the pavement there is a low stone dwarf wall with wrought iron pedestrian gate and communal paved pathway which continues to the main front entrance. Everything to the left of the paved pathway up to the bay window and some 39ft in length belongs privately to the apartment. It features a lawned section, paved patio area with ample space for garden furniture, sunken stone chipped area and well-stocked borders that feature an array of mature shrubs.

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 24 June 1990. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £50. This information should be checked by your legal adviser.

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

PLEASE NOTE:

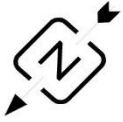
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum 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.



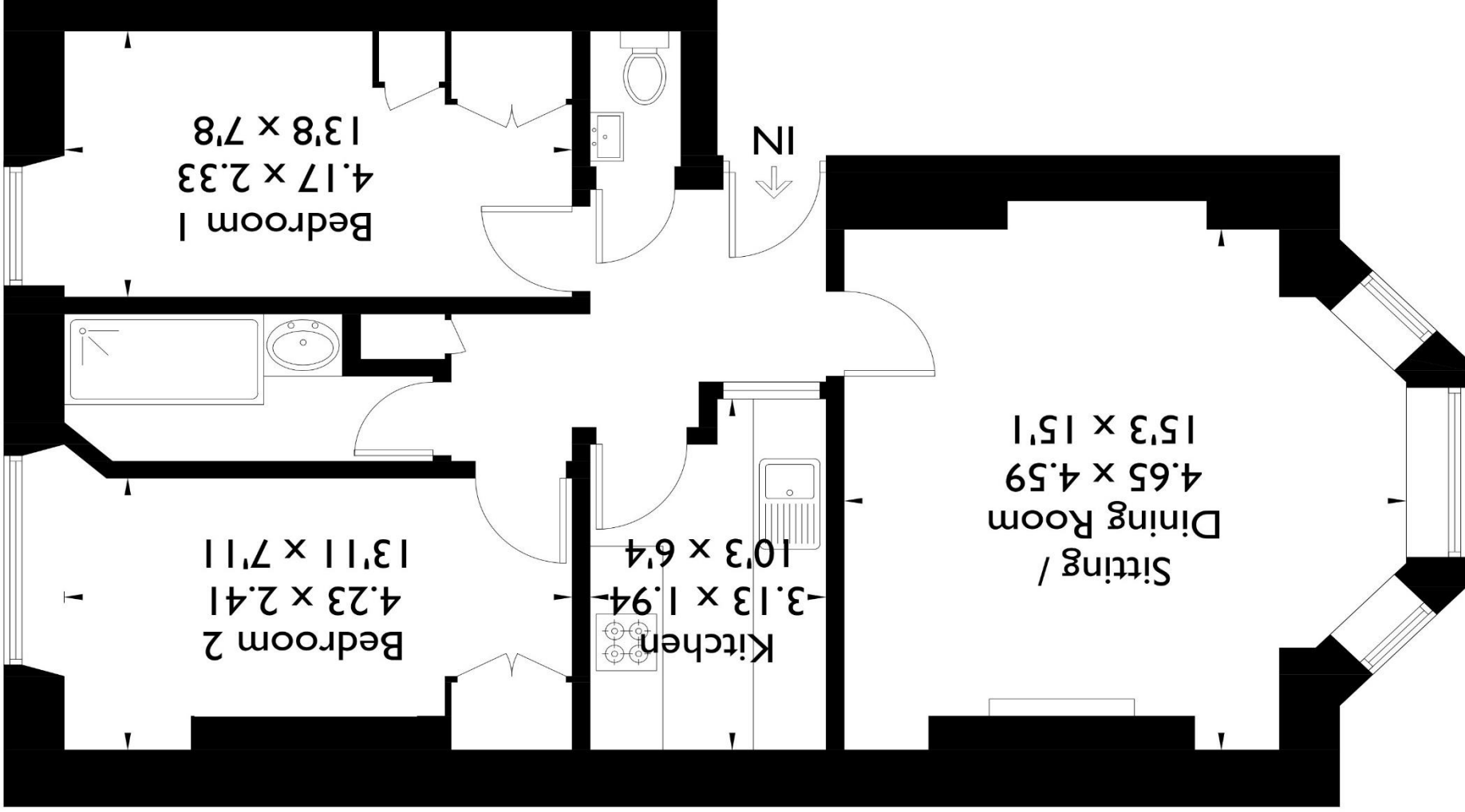
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	80 C
39-54	E		
21-38	F		
1-20	G		

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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Approximate Gross Internal Area = 59.9 sq m / 645 sq ft



Job Ref: 150684

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.