



Top Floor Flat, 56 Cotham Road
Guide Price £375,000

RICHARD
HARDING

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Cotham, Bristol, BS6 6DW

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Offered to the market with no onward chain, a well-proportioned two-bedroom apartment having recently undergone an extensive refurbishment by the current owner, occupying the top floor of a handsome bath stone fronted period building situated within the heart of Cotham.

Key Features

- The property is situated in a residents parking zone and is set in a favourable and 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.
- Flooded with natural light & further benefiting from elevated far reaching city views.
- A well-proportioned period apartment with large inner hallway, an ideal first-time property or buy to let investment opportunity.
- separate kitchen/dining room (18'0ft x 8'5ft)
- To be offered to the market with no onward chain.



ACCOMMODATION

APPROACH: the property is accessed from pavement where level pathway leads beside 2 impressive stone pillars to 3 steps which ascend to 4 panelled wooden communal entrance door with intercom entry system, door subsequently opens up into:-

COMMUNAL ENTRANCE HALLWAY: laid to lino tiled flooring, step door mat, light point, door radiates to the hall floor apartment however carpeted staircase with wooden balustrades ascends to the first-floor landing where the private entrance for flat 3 can be found immediately in front of you via wooden door, open up into:-

ENTRANCE HALLWAY: accessed from the first-floor landing via private entrance where carpeted staircase immediately ascends to the first-floor landing, hallway provides access off to all principle rooms of the apartment including the master bedroom, bedroom 2, separate sitting room, kitchen/dining room and bathroom, laid to fitted carpet, moulded skirting boards, thermostat, intercom entry system, wall mounted fuse board, carbon monoxide alarm, light point, gas radiator, large storage cupboard.

MASTER BEDROOM: (13'9" x 11'11") (4.19m x 3.62m) laid to fitted carpet with moulded skirting boards, light flooding in via the front elevation via upvc double glazed windows with leafy outlook across to the street scene, gas radiator, inset ceiling downlights. Exceptionally well-proportioned space with easily enough room for a double sized bed, desk and wardrobes etc dependent on one's preferences.

SITTING ROOM: (15'4" x 13'9") (4.66m x 4.19m) well-proportioned space laid to Lino wooden effect flooring, light coming in via the rear elevation via a upvc double glazed window with same view as described from the second bedroom, 2 gas radiators, inset ceiling downlights and moulded skirting boards.





KITCHEN/DINING ROOM: (18'0" x 8'5") (5.48m x 2.56m) sits adjacent to the master bedroom, recently renovated to a high standard comprises of a mixture of wall, base and drawer units, square edged quartz worktops, space for freestanding washer/dryer, electric oven with 4 ring hob with extractor hood over, wall mounted exposed valiant combi boiler, stainless steel bowl sink with tap over and integrated drainer unit beside and stylish brick styled splashback surround, light point, inset ceiling downlights, smoke alarm, integrated fridge/freezer, laid to Lino wooden effect flooring, moulded skirting boards, gas radiator, loft hatch, light coming in via the front elevation via a upvc double glazed window with the same leafy outlook over to the front elevation as described.

BATHROOM/WC: sits centrally off the entrance hallway and comprises of a low level wc with dual flush, floor standing hand wash basin with chrome tap, stylish tiled walled surround, stylish tiled flooring, bath cubicle with stainless steel tap and wall mounted shower head and controls, inset ceiling downlights, light coming in partially via the front elevation through a frosted upvc doubled glazed window, chrome towel radiator, extractor fan.

BEDROOM 2: (18'0" x 8'2") (5.48m x 2.50m) laid to fitted carpet with moulded skirting boards, gas radiator, inset ceiling down lights, light coming in via the rear elevation via large upvc double glazed window with elevated city views across towards south Bristol.

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 125-year lease from 1 January 2017. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £42 P.C.M, with a ground rent of £250 once per annum. This information should be checked by your legal adviser.

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

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		79 C
55-68	D		
39-54	E	48 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 = 74.53 sq m / 802.23 sq ft

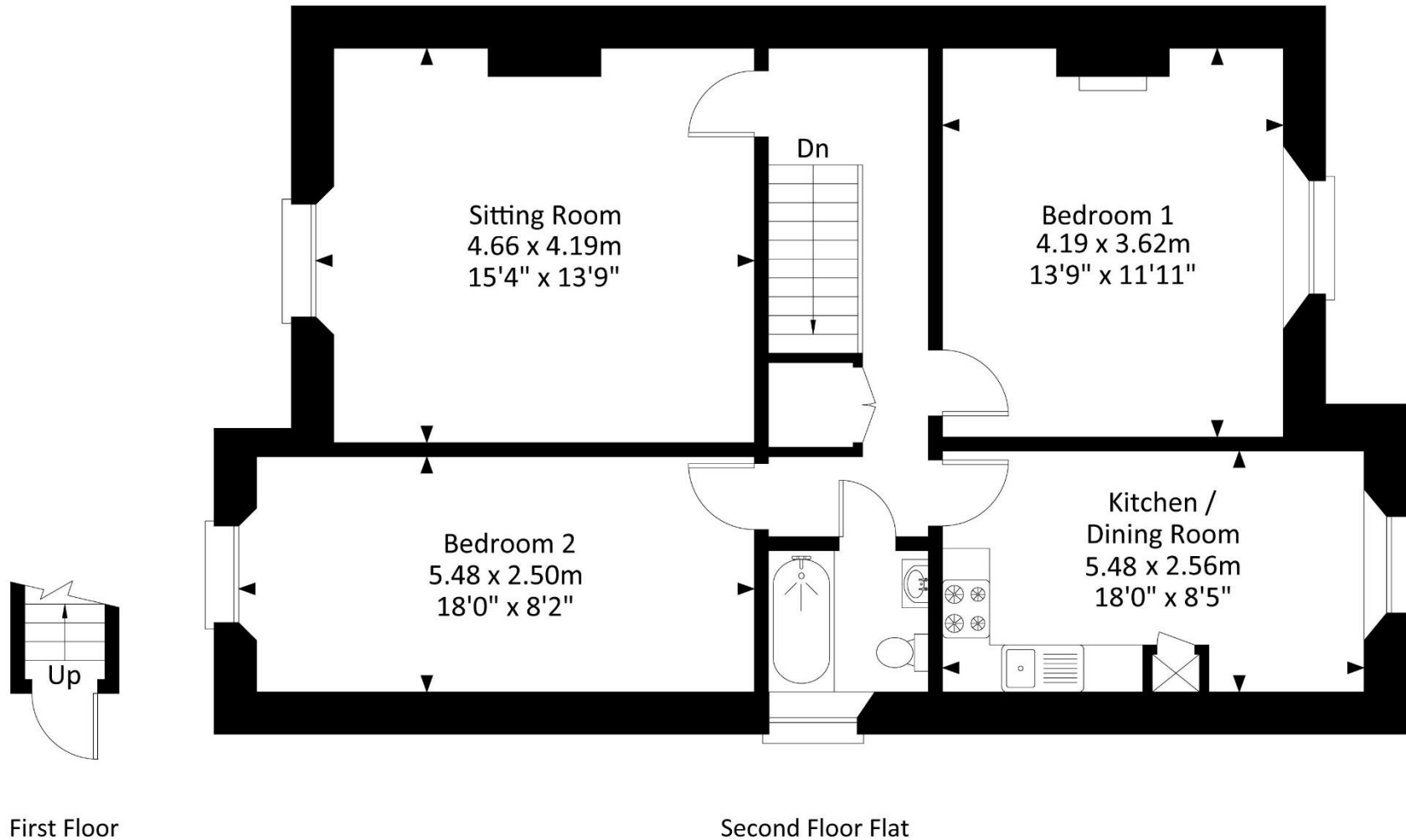


Illustration for identification purposes only, measurements and approximate, not to scale.