



Upper Maisonette, 12A Cotham Road

Guide Price £525,000

RICHARD
HARDING

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Cotham, Bristol, BS6 6DR

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A stunning and immaculately presented 3 double bedroom upper maisonette, circa 1,119 sq. ft., set within an attractive Victorian building, further benefitting from a private, enclosed front garden.

Key Features

- A highly convenient central location within a short stroll of the excellent shops and independent restaurants of Cotham Hill, as well as Whiteladies Road, Clifton Down train station and bus connections to central areas.
- **First Floor:** split level entrance hallway with doors off to kitchen/breakfast room and bathroom on lower level, plus a bay fronted sitting/dining room and bedroom 1 off of the upper landing.
- **Second Floor:** landing with study area/recess, bedroom 2 and bedroom 3.
- **Outside:** a pretty and low maintenance private front garden which is fully enclosed giving a sense of privacy, ideal for entertaining and relaxing.
- **No onward chain.**
- **Located in the KN residents parking zone.**

ACCOMMODATION

APPROACH: via the pavement of Cotham Road, proceed through the wooden gate, through the front garden via block paved pathway where the communal entrance door can be found immediately in front of you.

COMMUNIAL ENTRANCE HALLWAY: via hardwood front door with tall ceilings, stained glass fanlight, ceiling coving, dado rail, ceiling light point. The communal entranceway is beautifully presented with stairs leading up to the first floor landing where the private entrance door to the flat can be found immediately ahead.

FIRST FLOOR

ENTRANCE HALLWAY: via wooden front door, a split-level hallway with ceiling light points, two radiators, moulded skirting boards. Doors radiate to kitchen/breakfast room and bathroom/wc.

KITCHEN/BREAKFAST ROOM: (12'11" x 12'1") (3.94m x 3.68m) a white gloss kitchen comprising of wall, base and drawer units with wooden square edged worktop over, range cooker with extractor over, integrated fridge/freezer, space for slimline dishwasher and washing machine, stainless steel sink with mixer tap over and drainer unit to one side, tiled surrounds, Worcester combi boiler housed in bespoke cabinetry, space for breakfast table and chairs, period feature fireplace, large sash window overlooking the rear elevation, ceiling light point and skirting boards.

BATHROOM/WC: a white bathroom suite comprising of wall mounted wc with concealed cistern, pedestal wash hand basin, panelled bath with system fed waterfall shower over, two sash windows to side elevation, inset ceiling downlighters, wall mounted chrome towel radiator, tiled surrounds and tiled flooring.

UPPER LANDING: with doors radiating to bay fronted sitting/dining room and bedroom 1.

SITTING/DINING ROOM: (19'2" x 17'7") (5.83m x 5.35m) a stunning light filled bay fronted room with five period sash windows overlooking the front elevation, tall ceilings, ceiling light point, ceiling cornicing, picture rail, radiator. Period cast iron fireplace with tiled insert and marble surround. Moulded skirting boards, ample space for sofas and dining room furniture.

BEDROOM 1: (15'3" x 11'1") (4.64m x 3.39m) a double bedroom with sash window to rear elevation, built-in wardrobe, period feature fireplace, ceiling light point and skirting boards.





SECOND FLOOR

LANDING: stairs ascend from first floor landing with vaulted ceiling. Velux ceiling skylight, useful recess area which is currently arranged as a study space, stripped wooden floorboards. Doors lead to bedrooms 2 and 3.

BEDROOM 2: (12'6" x 11'11") (3.82m x 3.64m) double bedroom with ceiling light point, fitted wardrobes, painted feature fireplace, two wall light points, radiator, sash window overlooking the rear elevation, stripped wooden floorboards and tall moulded skirting boards.

BEDROOM 3: (8'9" x 8'8") (2.67m x 2.64m) double bedroom with ceiling light point, sash window to side elevation, feature wall panelling, radiator and stripped wooden floorboards. High level access hatch leading to loft area (the flat has sole access to this area but it is not demised under the lease).

OUTSIDE

PRIVATE FRONT GARDEN: a beautiful private front garden which is mainly laid to paving with two large curved borders housing a variety of mature trees, plants and shrubs. Plenty of space for outdoor furniture. Enclosed by a variety of wooden slatted fencing and mature hedging.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, 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 (less 1 day) year lease from 1986. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that at the time of writing these particulars that any maintenance costs are shared between the hall & lower ground floor maisonette and this apartment on a 50/50 basis. This information should be checked by your legal adviser.

SUBSIDENCE IN FLAT BELOW: please note that the flat beneath (Hall & Lower Ground Floor Maisonette) has been the subject of a minor clay shrink subsidence claim (to the front elevation) caused by the privet hedge which has now been cut back.

The insurance claim has been settled and certificate issued.

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

PLEASE NOTE:

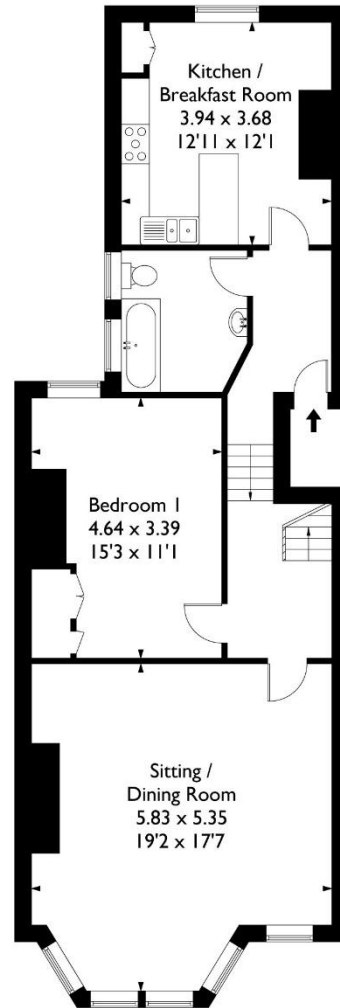
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum 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		63 D
39-54	E	52 E	
21-38	F		
1-20	G		

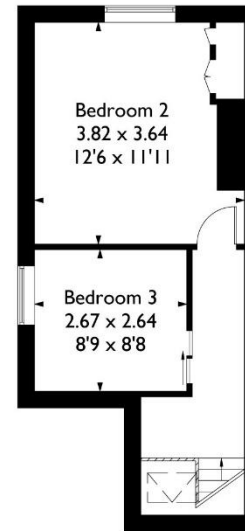
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

Cotham Road, Cotham, Bristol BS6 6DR

Approximate Gross Internal Area 104.0 sq m / 1119.20 sq ft



First Floor



Second Floor

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.