



Cotham | Guide Price £285,000

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## Hall Floor Flat, 101 Cotham Brow, Cotham, Bristol, BS6 6AS

- One Bedroom & Separate Kitchen
- Attractively Presented
- Central Cotham Location
- No Onward Chain
- Ideally Suited To First Time Buyers

Set in an attractive and well cared for Victorian era property within a few minutes walk of Gloucester Road this spacious (just under 600 sq./ft.) one bedroom raised hall floor apartment is ideally suited to first time buyers and is offered for sale with no onward chain.

The excellent position allows access to many of the cities main attractions on foot. The city centre, Gloucester Road, Clifton, University, and hospitals all within striking distance.

The apartment has been recently decorated and is presented in a clean contemporary style throughout. Approached via steps up to the communal front door with further door into the apartment hall. The living room is a beautiful light filled room with large triple sash window to the front aspect. Attractive plasterwork detail to the ceiling. An open hearth fireplace and surround provide a focal point. Positioned to the rear is the bedroom with large window to the rear aspect. The kitchen again has a large sash window and range of wall and base units incorporating integrated oven and hob. A freestanding washing machine and fridge/freezer are also included. next to the kitchen is the bathroom which has a white suite with part tiled white walls.





### **Important Information.**

Remainder of a 999 year lease from 1983.

Service Charge £75 per month

Council tax band B (£2009 per annum)

No ground rent payable

Resident run management company own the freehold.



Energy Performance Certificate  
Rating [listing\_epc]



## Cotham Brow, Bristol, BS6

Approximate Area = 592 sq ft / 55 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Leese & Nagle. REF: 1260923



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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