



MAGGS  
& ALLEN

FLAT 7, KNIGHTSTONE LODGE 6-8 ARCHFIELD  
ROAD  
COTHAM, BRISTOL, BS6 6BE  
£300,000



A spacious two double bedroom apartment located in Knightstone Lodge in Cotham, conveniently located for access to the local amenities on Gloucester Road and Whiteladies Road. Offered with no onward chain.

## Summary

Located on the first floor facing towards the front of the building, you are welcomed into the apartment by an entrance hall, followed by the main hallway of the inner apartment.

The property boasts a generously sized, front-facing lounge/diner that is filled with natural light through large windows. The kitchen is situated adjacent, fitted with wood effect matching base and wall-mounted units, and black laminate worktops with space for freestanding appliances.

There are two spacious double bedrooms. Furthermore, the apartment includes a bathroom with a sink basin, heated towel rail, and bath, alongside a separate WC. Finally, there is a utility room with electricity, which holds space for various white goods and sizable storage - a rarity in apartments.

Additionally, the apartment includes private off-street parking, a lawned communal garden space, and a communal secure storage space.

Offered with no onward chain.

## Location

Cotham is a residential neighbourhood celebrated for its Victorian and Georgian architecture. Tree-lined streets and well-preserved historic buildings create a timeless charm. Home to a diverse community, including families, professionals, and students, Cotham offers a welcoming atmosphere near the University of Bristol.

Cotham Hill, a vibrant high street, hosts independent shops, cafes, and restaurants, adding to the neighbourhood's appeal. Green spaces like Cotham Gardens provide residents with peaceful retreats within the urban setting.

Centrally located, Cotham provides easy access to Bristol's city centre, offering both historic charm and convenient connectivity to amenities and transportation.

## Tenure

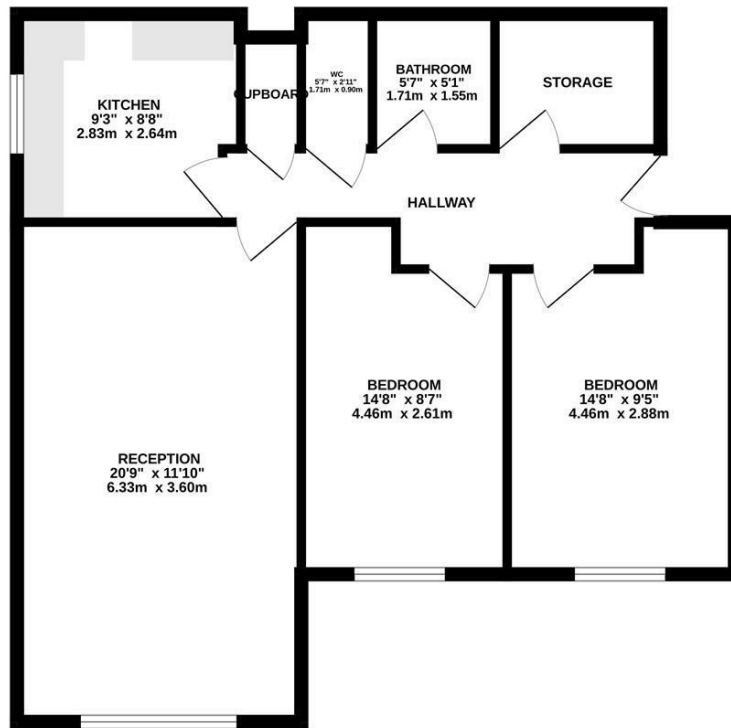
We understand this is a Leasehold property.

We understand the service charge is £1200.72 per annum.

A new 999 year lease will be granted on the sale of the property.



**1ST FLOOR**  
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA : 737 sq.ft. (68.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Two double bedroom apartments
- Large open-plan lounge/diner
- Separate kitchen
- Large utility/storage cupboard
- Off-street parking
- Convenient location between Gloucester Road and Whiteladies Road
- Offered with no onward chain

**Guide Price:** £300,000

**Tenure:** Leasehold

**Council Tax Band:** C

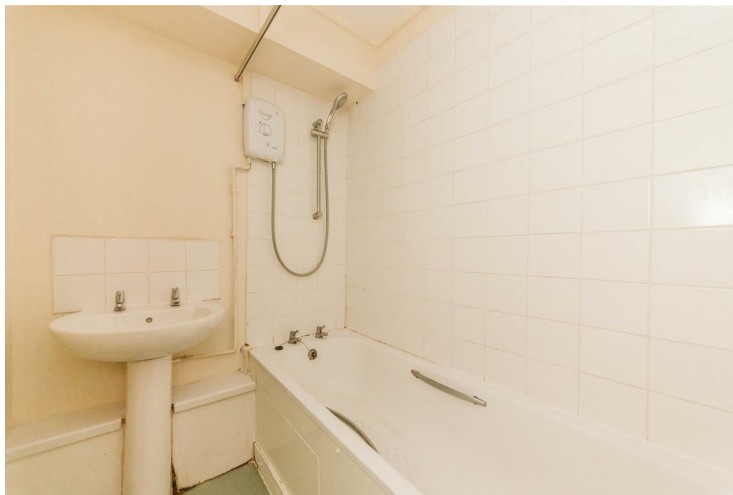
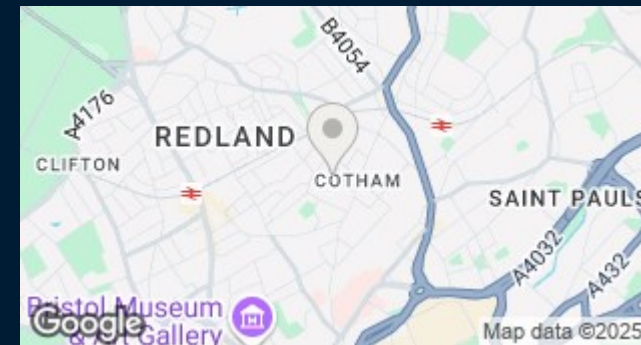
**EPC Rating:** B

**Local Authority:** Bristol City Council

**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





60 Northumbria Drive, Henleaze, Bristol, BS9 4HW  
 0117 949 9000  
[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk) | [agency@maggsandallen.co.uk](mailto:agency@maggsandallen.co.uk)



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