MAGGS & ALLEN

HALL FLOOR FLAT, 28 SOUTHFIELD ROAD

COTHAM, BRISTOL, BS6 6AY

£280,000

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A bright and spacious hall floor apartment occupying the hall floor of an attractive Georgian building, located within a prime Cotham neighbourhood. Offered to the market with no onward chain.

Approach

From Southfield Road, an external staircase ascends to an original front door, opening to the communal hallway. Directly opposite, you will find the entrance to the hall floor flat.

Property Description

The front door opens into a sizeable, bright reception room which provides ample space for both living and dining, and retains original cornicing, high ceilings and a large window providing rooftop views of Cotham and beyond.

Off the living space, the kitchen comprises a range of base and wall-mounted units with wood-effect worktops, tiled backsplash and a large, south-easterly facing window. Integrated appliances include an electric oven, electric hob with extractor, fridge/freezer, microwave and ceramic sink. Further space is available for a washing machine.

The bedroom is a generously-sized double, featuring original cornicing, high ceilings and a large, floor-to-ceiling curved bay window allowing for an abundance of natural light to flood the space. Ample space is available for bedroom furniture, as well as home office space if required.

Completing the accommodation is a three-piece shower room, encompassing a toilet, sink and corner shower unit.

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.

Lease Information

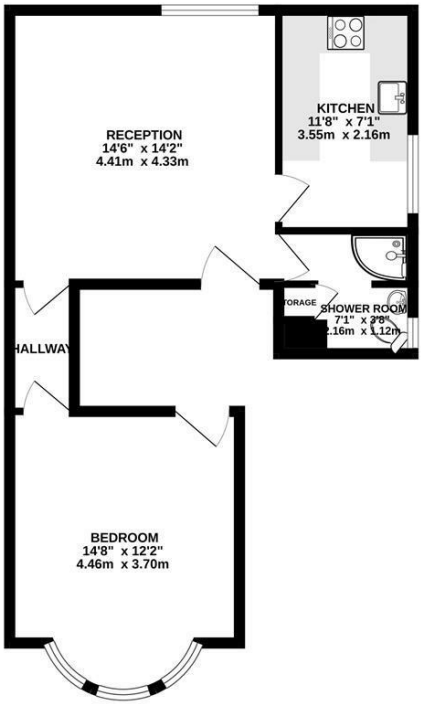
We understand there are 952 years remaining on the lease.

We understand there is an annual service charge of £1,500, with no ground rent payable.

Please note these figures should be checked by your legal advisor.

If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.

HALL FLOOR
517 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 517 sq.ft. (48.1 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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- A bright, well-proportioned hall floor apartment
- Large living space, with far-reaching views
- Separate kitchen with a range of integrated appliances
- Generous double bedroom with a curved, floor-to-ceiling bay window
- Three-piece shower room
- On-street permit parking available
- Located in a prime Cotham position, close to Gloucester Road and local amenities
- Offered to the market with no onward chain

Guide Price: £280,000

Tenure: Leasehold

Council Tax Band: B

EPC Rating: E

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.

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