



Raised Hall Floor Flat, 1 Kingsley House, Cotham Road South  
Guide Price £340,000

**RICHARD  
HARDING**

# Raised Hall Floor Flat, 1 Kingsley House, Cotham Road South

Cotham, Bristol, BS6 5TZ

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A well-located 2 bedroom Grade II listed raised hall floor apartment with access to pleasant communal gardens and secure gated allocated parking space. The property benefits from having a separate kitchen, a split-level layout providing a spacious light filled sitting room and is offered to the market with no onward chain.

## Key Features

- Attractive front walled communal garden which is only a short walk from the front door of the flat.
- With near immediate access to Kingsdown Sports Centre and the shops and restaurants on Cotham Road South. Excellent location with Park Street, Clifton Triangle and Bristol University all within 0.5 miles of the property.
- Accommodation: communal hallway, entrance hallway, sitting room, kitchen, bedroom 1, bedroom 2 and bathroom/wc.
- Within an early 19<sup>th</sup> century late Georgian style house.
- Situated within the KN residents parking zone in addition to its gated underground parking space.
- Offered to the market with no onward chain ensuring a prompt move is possible.



## ACCOMMODATION

**APPROACH:** via communal front gate into pathway intersecting the front communal garden, staircase with seven steps leads up to the communal front entrance door with intercom entry system into:-

**COMMUNAL HALLWAY:** providing access to six flats within the building, post trays, meter cupboard, fire alarm controls, shallow flight of steps up to the private door into:-

**ENTRANCE HALLWAY:** a split level hallway providing access to all principal rooms, storage cupboard in one corner with wooden shelving, electrical consumer unit, intercom entry phone, wall mounted heating controls and radiator.

**SITTING ROOM:** (18'10" x 18'10") (5.74m x 5.74m) three steps down from the hallway provide a slightly raised entrance down to the greater part of the sitting room with wide angled bay window with three wooden framed windows to the side elevation overlooking Portland Street with radiator below, ornate ceiling mouldings, tall moulded skirtings, recessed alcoves on two walls provide perfect space for bookshelves.

**KITCHEN:** (11'2" x 10'0") (3.39m x 3.05m) wooden sash window to the side elevation overlooking Portland Street. Comprehensively fitted kitchen benefitting from eye level cupboards and display shelving, tiled splashback, base units with square edged worksurface over, sink and drainer unit with mixer tap over, integrated 4-ring gas hob with electric oven below and cooker hood over. Space for washing machine and tumble dryer. Space for fridge/freezer. Radiator, wall mounted Valliant gas fired combination boiler, tiled flooring and space for breakfast table.





**BEDROOM 1:** (12'4" x 8'10") (3.76m x 2.68m) double glazed window to front elevation overlooking the communal gardens and Cotham Road South, central ceiling light point, tall moulded skirtings and radiator.

**BEDROOM 2:** (9'2" x 7'6") (2.78m x 2.29m) double glazed window to front elevation overlooking the communal gardens and Cotham Road South, tall moulded skirtings, central ceiling light point and radiator.

**BATHROOM/WC:** bathroom suite comprising steel bath with exposed variable thermostatically controlled mixer shower over, wall mounted extractor fan, partially tiled around bath enclosure, close coupled wc, pedestal hand basin with tiled splashback, radiator.

## OUTSIDE

**COMMUNAL GARDENS:** at the front of the property a decent sized front garden is accessible to all residents and is securely gated with stone walling and timber fence borders. There is a mixture of shrubs along the inside boundary with stone chipped central area adjacent to concrete hard standing pathway up to the front door.

**PARKING:** the property has access to a gated secure car park with allocated parking space inside. The car park is accessible from a pedestrian door adjacent to the main entrance to the building and vehicular access is immediately opposite Kingsdown Sports Centre via lockable gate. The allocated space for flat 1 is the first space on the left on entry from the vehicular entrance.

**BIN STORE:** the bin store is located inside the car parking area in a small room which also houses the gas meters.

## 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 year lease from 1 January 1987. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the monthly service charge is £77. This information should be checked by your legal adviser.

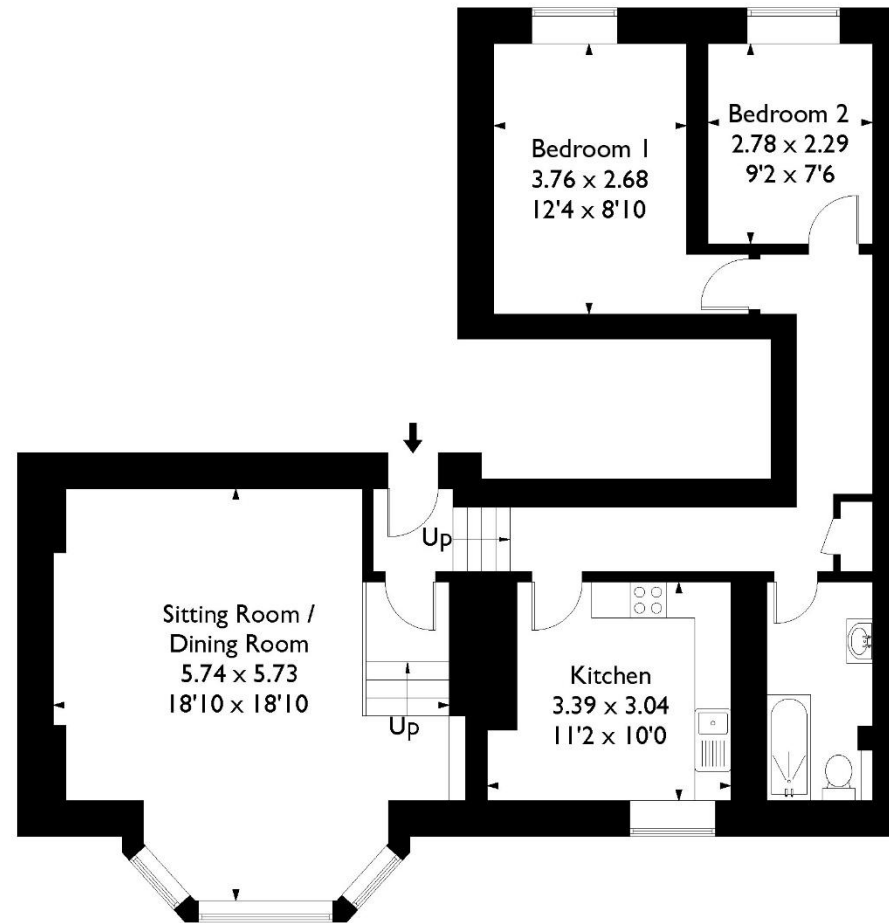
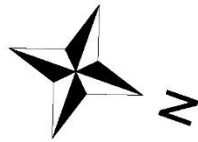
**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: C

### **PLEASE NOTE:**

1. **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.
2. **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>
3. The photographs may have been taken using a wide angle lens.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.

# Kingsley House, Cotham Road South, Kingsdown, Bristol BS6 5TZ

Approximate Gross Internal Area = 74.45 sq m / 801.37 sq ft



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.