



First Floor Flat, 81 Springfield Road  
Guide Price £290,000

RICHARD  
HARDING

# First Floor Flat, 81 Springfield Road

Cotham, Bristol, BS6 5SW

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A recently refurbished 1 bedroom first floor flat set within an attractive semi-detached Victorian period Bath stone building. Situated towards the end of a non-through road in Cotham and enjoying an abundance of period features together with pleasant views.

## Key Features

- Recently refurbished.
- No onward chain allowing a prompt move.
- An attractive Bath stone fronted mid Victorian property.
- One of four flats within the building.
- A neat location with very little passing traffic, despite its proximity to the edge of Kingsdown, Stokes Croft and the city centre which are all a short walk away.
- **Accommodation:** communal entrance, hallway, kitchen/dining/living room, bedroom and shower room.
- Situated within the Kingsdown residents parking scheme.
- All new radiators plus a 10 year warranty on the boiler.

## ACCOMMODATION

**APPROACH:** the property is approached through a wrought iron gate over pedestrian shared path up to the front door. This leads into:-

**COMMUNAL ENTRANCE HALLWAY:** carpeted throughout, as you walk up the first flight of stairs you will find the private entrance door into:-

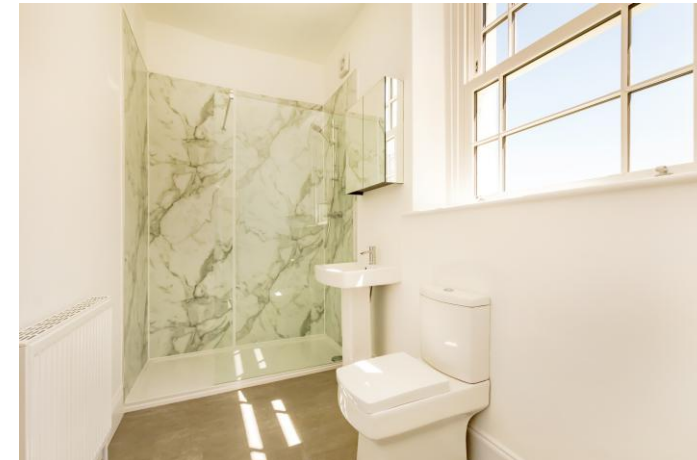
**ENTRANCE HALLWAY:** with access to all rooms in the flat, telephone intercom entry phone, brand new boiler with substantial storage space beneath. Radiator.

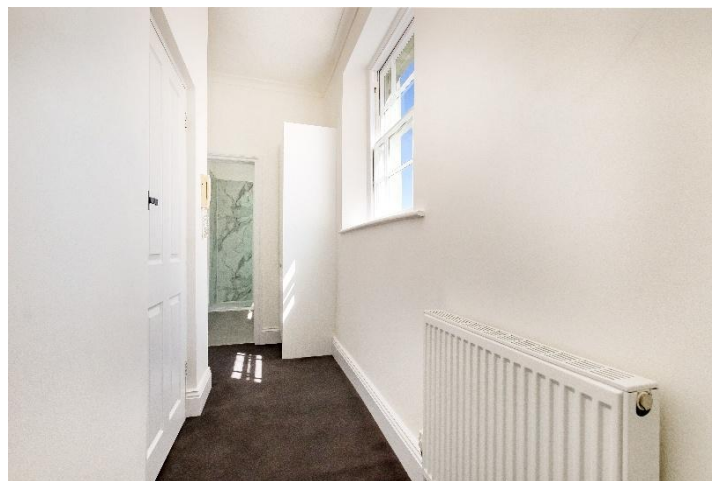
**OPEN PLAN KITCHEN/DINING/LIVING ROOM:** (17'3" x 13'8") (5.26m x 4.17m) wood framed sash windows to front elevation, window to side elevation provide pleasant street scene views and down into Kingsdown. Radiator, ceiling cornicing, opens to:-

**Kitchen:** a newly fitted kitchen with base and eye level cabinets, stainless steel sink with mixer tap, 4 ring hob with integrated oven, space for washing machine.

**BEDROOM:** (14'4" x 11'10") (4.38m x 3.61m) wood framed double glazed sash window to rear elevation with lovely views over Bristol, ceiling cornicing, carpets and a radiator.

**SHOWER ROOM/WC:** double glazed windows to side elevation, brand new walk-in shower, extractor fan, hand basin with mixer tap and partial splashback tiling, eye level unit above radiator.





## 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 24 June 1988, with an annual ground rent of £25 p.a.. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the annual service charge is £100. This information should be checked by your legal adviser.

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

### PLEASE NOTE:

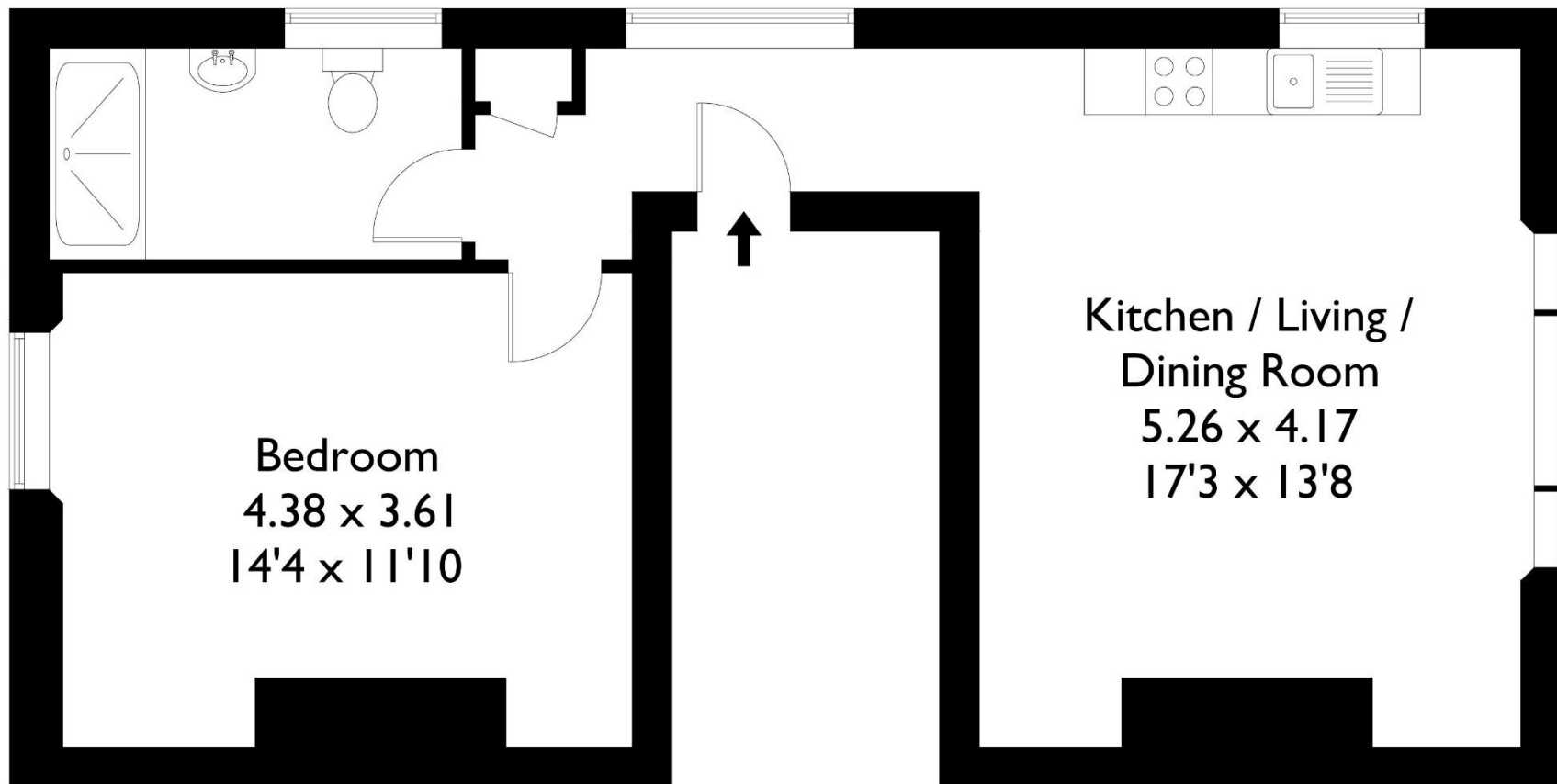
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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	67 D	77 C
39-54	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.

# Springfield Road, Cotham, Bristol BS6 5SW

Approximate Gross Internal Area 47.9 sq m / 515.1 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.