



First Floor Flat, 23 Cotham Vale
Guide Price £325,000

RICHARD
HARDING

First Floor Flat, 23 Cotham Vale

Cotham, Bristol, BS6 6HS

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A two double bedroom first floor apartment with separate kitchen and fine views forming part of an attractive stone fronted Victorian conversion on a quiet side street.

Key Features

- One of four flats within a converted Victorian building historically known as St Lennard's.
- Positioned on Cotham Vale, a quiet side street accessed from Hampton Road which provides excellent links to Cotham Hill, Whiteladies Road and Gloucester Road. Nearby parks are available in Cotham Gardens and there is a railway station at both Redland and Clifton Down.
- Excellent height ceilings throughout and superb views to the rear across Cotham, Redland and up towards the Downs.
- A modern separate kitchen of a generous size.
- One of four flats within an internally managed building benefitting from a Share of Freehold and the remainder of a 999 year lease.
- Situated in the Cotham and Redland conservation area and the CN residents parking scheme.

ACCOMMODATION

APPROACH: via stone pillared entrance pathway which leads straight ahead to rounded arch doorway with fanlight, intercom entry system and six panelled wooden door opening to:-

COMMUNAL ENTRANCE: wide communal entrance area with integrated foot mat in the vestibule. Decorative internal doorway opening to the ground floor hallway which provides access to the hall floor apartment. Straight staircase leads to half-landing past shared storage room with further half staircase leading up to the first floor landing, where there are a pair of doors. The four panelled door with brass knocker straight ahead provides the private entrance to the first floor flat.

Communal Storeroom: from the half landing outside the apartment there is a communal store room with a pair of wood framed sash windows to the rear elevation with power and lighting, and enough storage for some bikes, paint and diy gear etc. This area is understood to be shared amongst all flat residents.

ENTRANCE HALLWAY: L-shaped central hallway with intercom entry phone, high ceilings, radiator, and wood effect flooring.

Cupboard: storage cupboard with ceiling height separate door with wood slatted shelf with the lower section having a clothes rail and consumer unit.

SITTING ROOM: (18'1" x 15'6") (5.52m x 4.72m) angled bay to front elevation with pleasant street scene views comprising four wood framed sash windows. High ceilings, central ceiling rose, ceiling mouldings, dado rail, connections for Virgin media and BT open reach, cast iron insert fireplace with wooden surround and stone hearth and radiator on opposing wall.

KITCHEN: (16'0" x 7'4") (4.87m x 2.24m) wood framed sash window to rear elevation with far reaching views over Cotham and Redland looking up towards Clifton. Modern fitted kitchen with square edged worksurfaces on both sides with metro tile splashback. Eye and undercounter units, integrated microwave, 4-ring gas hob and extractor hood over, tall fridge/freezer, undercounter electric oven, slimline dishwasher, stainless steel sink with swan neck mixer tap and drainer and space for undercounter washing machine. Wood effect flooring throughout, wine rack and a radiator.





BEDROOM 1: (14'6" x 7'11") (4.41m x 2.42m) wood framed sash window to front elevation, high ceilings with ceiling moulding, dado rail, radiator and cast-iron insert fireplace into corner with wooden surround.

BEDROOM 2: (10'1" x 7'6") (3.08m x 2.28m) wood framed sash window to rear elevation with far reaching views and radiator below, high ceilings continue with ceiling mouldings. This room would fit a small double bed.

BATHROOM/WC: steel bath with metro tile splashback enclosure, mixer tap, mixer shower with rain head and hose attachments, shower screen, close coupled wc, hand basin with mixer tap over and cupboards below. Mirrored medicine cabinet over with shaving point to side. Period style tiled flooring, heated towel rail and ceiling mounted extractor fan.

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 1984. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the bi-annual service charge is £460. 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.

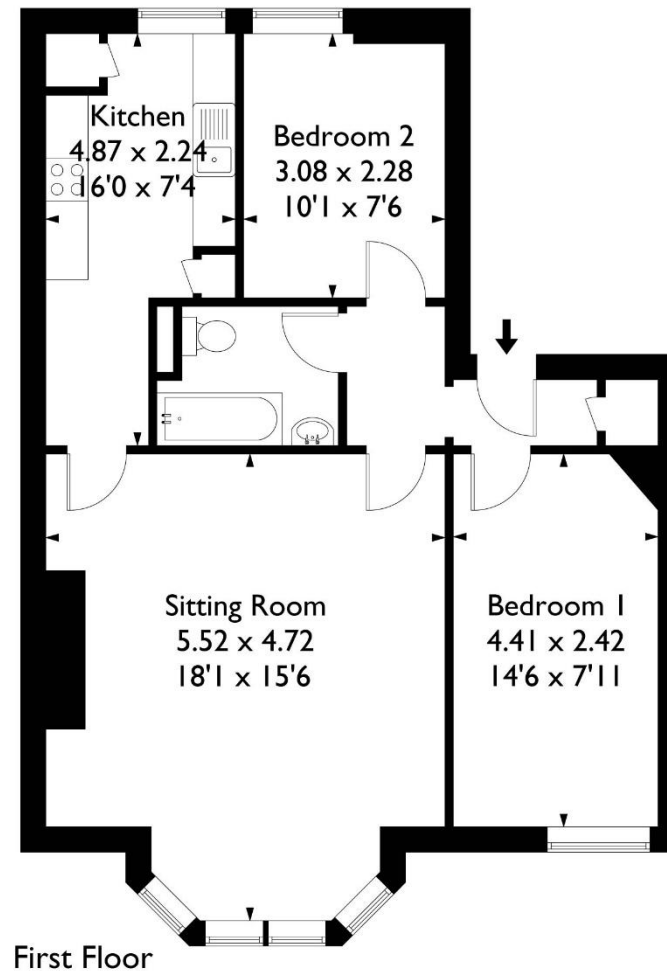


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		62 D	79 C

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

Cotham Vale, Cotham, Bristol BS6 6HS

Approximate Gross Internal Area 59.80 sq m / 644.20 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.