



Top Floor Flat, 22 Southfield Road  
Guide Price £340,000

RICHARD  
HARDING

# Top Floor Flat, 22 Southfield Road

Cotham, Bristol, BS6 6AY

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Situated in the heart of Cotham, yet tucked away from the hustle and bustle and close to Cotham Gardens. A light and bright well-proportioned 2 bedroom top floor apartment set within an attractive period building, benefiting from stunning elevated views across the city.

## Key Features

- A well-proportioned 2 bedroom top floor apartment.
- Stunning elevated city views.
- Convenient location for Gloucester Road, city centre, Whiteladies Road and within 300m of Redland train station (with access to Temple Meads) and Cotham Park gardens.
- **Accommodation:** entrance hallway, sitting room, kitchen, 2 bedrooms and bathroom/wc.
- Desirable Cotham location.

## ACCOMMODATION

**APPROACH:** the property is accessed over concrete driveway leading to stone steps ascending to the wood panelled communal front door. Doors lead through into a light and well-maintained communal area. Steps ascend where the private entrance for the top floor apartment can be found immediately in front of you via painted wood panelled front door which leads into the entrance hallway.

**ENTRANCE HALLWAY:** doors radiating to all principal rooms, inset spotlights, electrical fuse box, radiator and intercom entry system.

**SITTING ROOM/DINING ROOM:** (14'8" x 12'5") (4.47m x 3.78m) double glazed upvc window to the front elevation, simple cornicing, tv point, aerial point and radiator.

**KITCHEN:** (12'5" x 5'5") (3.78m x 1.65m) gallery style kitchen with a range of wall and base units with square edge wooden work surface over, tiled splashbacks, inset 4 ring gas hob with electric oven below, integrated fridge/freezer, integrated washing machine/dryer and integrated Indesit dishwasher. Double glazed upvc window to the front elevation, central ceiling light point and radiator.

**BEDROOM 1:** (11'11" x 11'10") (3.63m x 3.60m) double glazed upvc window to the rear elevation with south east facing stunning elevated city views, simple cornicing and radiator.

**BEDROOM 2:** (8'10" x 7'7") (2.70m x 2.31m) double glazed upvc window to the rear elevation with stunning south easterly city views, central ceiling light point, moulded skirting boards and radiator.

**BATHROOM/WC:** modern white suite comprising low level wc with concealed cistern, panelled bath with electric shower over with glass shower screen, fully tiled walls, inset ceiling downlights, tile effect laminate flooring, cupboard housing Vaillant combi boiler, wall mounted wash hand basin with mixer tap and a variety of floor standing cupboards useful for various storage.





## 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 1987. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that there is no monthly service charge. This information should be checked by your legal adviser.

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

### PLEASE NOTE:

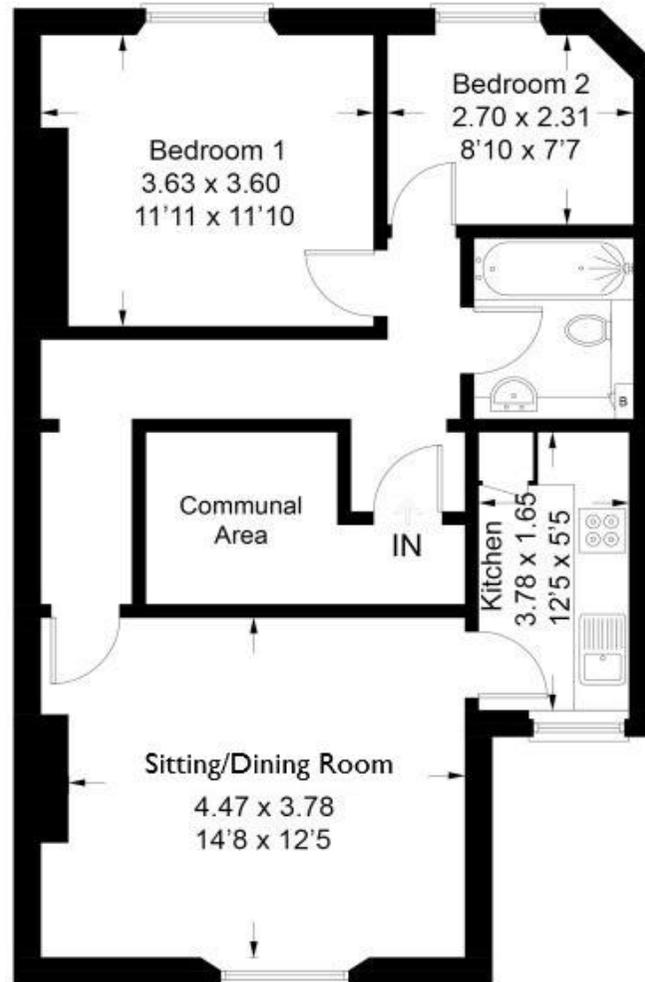
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum 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             |         | 64 D      |
| 39-54 | E             | 51 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.

## Second Floor Flat, Southfield Road, Cotham, Bristol, BS6 6AY

Approximate Gross Internal Area = 56.0 sq m / 603 sq ft  
(Excluding Communal Area)



### Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (956071)