



Hall Floor Flat, Flat 2, 69 Springfield Road,
Guide Price Range £285,000 - £300,000

**RICHARD
HARDING**

Hall Floor Flat, Flat 2, 69 Springfield Road, Springfield Road

Cotham, Bristol, BS6 5SW

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A light and spacious apartment, forming the hall floor of this attractive mid Victorian semi-detached building – offered with no onward chain.

Key Features

- The road itself is relatively quiet due to it being a cul-de-sac, whilst being easily accessible to the many amenities found along Cotham Hill and Stokes Croft.
- Forming part of a handsome four storey semi-detached building where each of the apartments are owner occupied.
- Also of particular note is the elevation, Springfield Road holds far reaching cityscape views which in turn provide plenty of light into the apartment.
- Internally the communal hall opens into a generous private hall where useful storage is found.
- The modern and well-appointed bathroom is also accessed from the hall which in turn opens into a utility room.
- The rear of the apartment has a great sized living room that features, stripped wooden floors, a bay window, and an opening into the kitchen. Although the kitchen is a separate room, its position just off the living space makes it ideal for entertaining.
- Generous ceiling heights and retained character create a welcoming yet practical home.
- Very well presented and offered with no onward chain.
- Close to the many amenities found on Cotham Hill and Stokes Croft.
- 617 sq. ft / 57.3 sq. m of bright and spacious accommodation.



ACCOMMODATION

APPROACH: from the pavement, a front garden leads to the communal entrance of a four-floor mid Victorian semi-detached building.

COMMUNAL HALLWAY: from the communal hallway a private door on the hall floor leads into:-

ENTRANCE HALLWAY: a central hall where the bathroom is immediately accessible. Door to storage cupboard. The hallway leads through an opening that continues on with access through to the bedroom and living space. This space has a stripped wooden floor and ornate doorframe moulding.

LIVING ROOM: (17'1" x 13'7") (5.20m x 4.14m) the living room has ornate ceiling cornice and ceiling rose, a stripped wooden floor and bay window to the rear elevation inset with three decorative sliding sash windows. From here a door leads through to:-

KITCHEN: (8'6" x 7'9") (2.60m x 2.36m) the kitchen has a large sliding sash window to the rear elevation and stripped floorboards. The kitchen has a hardwood work surface, a sink with drainer unit, a stainless steel gas hob with an extractor fan over, an undercounter oven and space for a fridge/freezer and dishwasher. There is also a brick effect ceramic tiled splashback.

BEDROOM: (13'10" x 13'7") (4.22m x 4.14m) a double bedroom with a carpeted floor, a sliding sash window to the front elevation, ornate ceiling cornice and ceiling rose.





BATHROOM/WC: (8'6" x 5'9") (2.60m x 1.74m) the bathroom consists of a slate style ceramic tiled floor, a three piece white bathroom suite with a shower over bath arrangement, with a brick effect white ceramic tiled surround. Also found here is a window to the side elevation and double doors that lead through to a utility room.

Utility Room: (5'10" x 3'5") (1.77m x 1.05m) with space and plumbing for washing machine, a Viessmann combination gas boiler and a window. The floor in the utility room is a quarry tiled floor.

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.

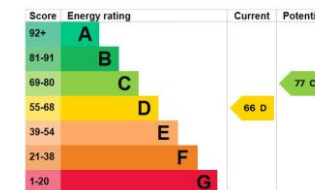
TENURE: it is understood that the property is Leasehold for the remainder of a 999 year lease from 29 September 1986. We understand that the property also owns a share of its Freehold. This information should be checked with your legal adviser.

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

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

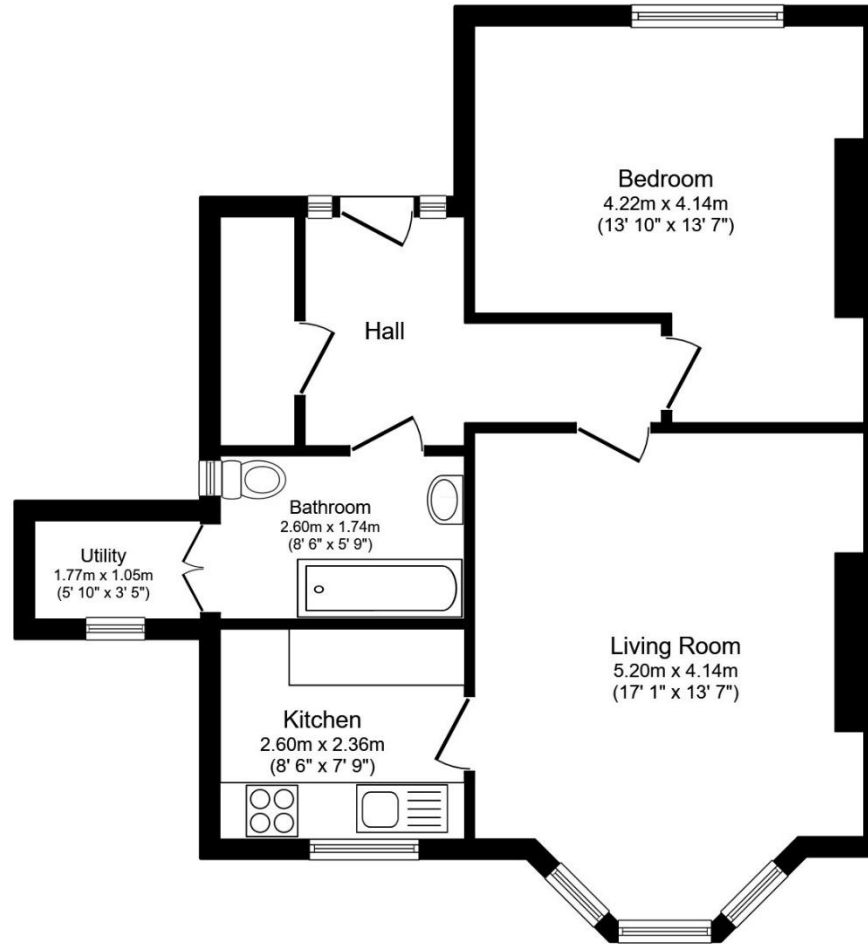
PLEASE NOTE:

- 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.



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

Ground Floor Flat, Springfield Road, Bristol, BS6 5SW



Floor Plan

Total floor area: 57.3 sq.m. (617 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).