

estate agents **auctioneers**

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Flat 24, Arley Court Arley Hill, Cotham, Bristol, BS6 5PH

£240,000

A bright and spacious one bedroom purpose built apartment in a modern development, situated just moments from the vibrant Cheltenham Road with its fantastic array of independent shops, cafes and restaurants.

- Purpose built development
- Gas Central Heating - new Worcester Bosch combi boiler
- Bright and spacious
- Excellent Location
- Chain free
- Ideal First Time purchase or Investment property
- Double glazing

### The Property

Located on the 2nd floor of this purpose-built development, is this well presented one bedroom apartment.

The property comprises a spacious double bedroom with large fitted wardrobe with mirrored sliding doors.

Across the hall, the fully tiled bathroom is fitted with a contemporary 3 piece suite with shower over the bath.

Continuing through the apartment, you enter a large open-plan kitchen and living space, flooded with natural light through the large window whilst benefiting from pleasant urban outlooks.

The kitchen is fully fitted with modern appliances and ample storage floor and wall cupboards.

Finally, the flat benefit from a deep storage room and externally, the property benefits from secure bike storage lockers.

### Location

Arley Hill is a popular and attractive location in Cotham and within a short walk of the University of Bristol, the city centre and Cheltenham Road and Gloucester Road with its vibrant independent shops, bars and restaurants and the city Centre close by with its array of business, educational, leisure, shopping and entertainment facilities, including the impressive Cabot Circus complex.

Local bus routes are located within a short walking distance whilst Redland train station is only 1/4 mile. The motorway network is also easily accessible.

### Other Information

Leasehold: 125 years - 107 years remaining

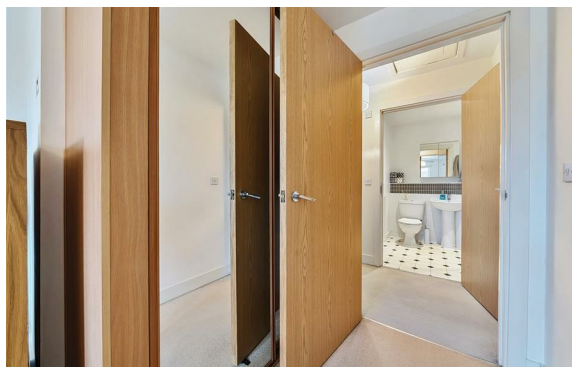
Management Fee: circa £94 PCM

Ground Rent - £300 Per Annum

Council Tax Band: B

### Please Note

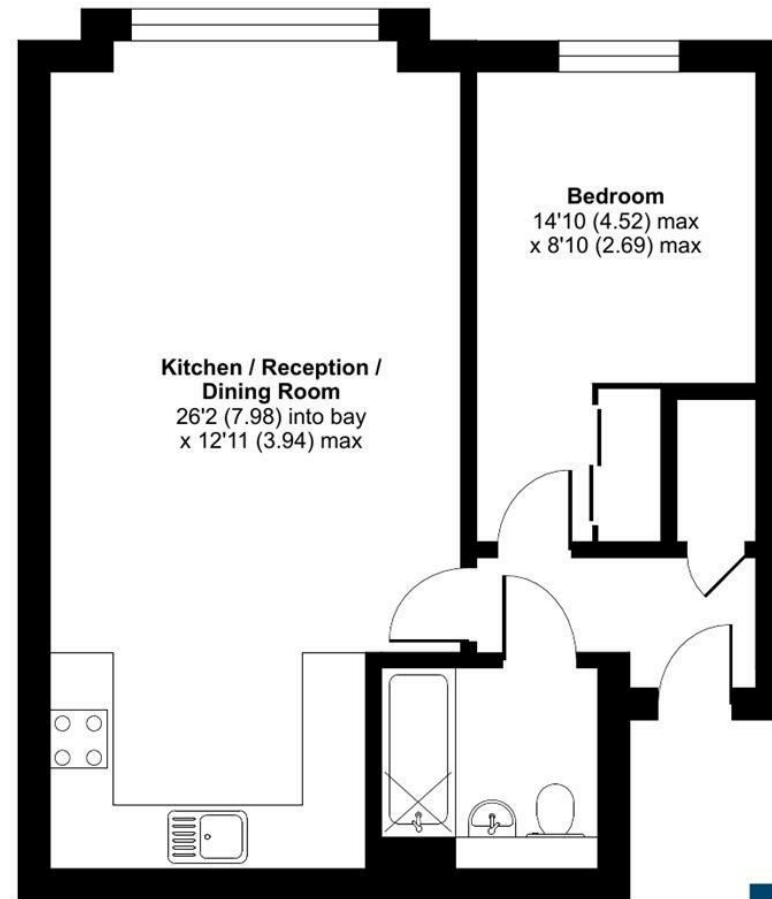
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# Arley Hill, BS6

Approximate Area = 572 sq ft / 53.1 sq m

For identification only - Not to scale



**SECOND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Hollis Morgan. REF: 1088539

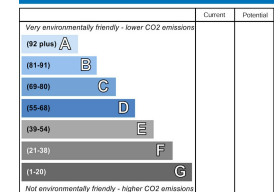
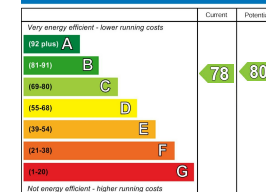


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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC			EU Directive 2002/91/EC	



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