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Flat 1 Hambledon House, 18-20 Cotham Road, Cotham, BS6 6DR

£435,000

A three bedroom apartment located on the ground floor of this imposing detached Victorian Grade II Listed mansion conveniently located in Cotham within easy walking distance to Bristol UNI, BRI as well as the vast array of amenities that can be found locally. Further benefits include private garden, allocated parking as well as chain free.

- Stunning Detached Victorian Building
- Grade II Listed
- Three bedrooms
- Spacious Open Plan Living Space
- Fantastic Quiet Location
- Private front garden
- Allocated Parking space
- Chain Free

The Property
This bright and spacious ground floor apartment is part of an imposing Grade II listed Building built in Neoclassical style. The apartment has been very well renovated by the current owners and is meticulously presented throughout with engineered parquet flooring and neutral decor.

The open plan living area offers plenty of space for modern living with the kitchen slightly set back and fitted with white gloss floor and wall units, integrated Fridge/freezer, dishwasher, gas hob, electric oven and extractor fan.
The fully tiled bathroom is tastefully decorated with a contemporary 3 piece suite with chrome fitting comprising of a large walk in shower, wash basin and WC.
There are three good size double bedrooms with fitted cupboards offering plenty of storage.
Externally, the property benefits from a pleasant private garden terraced area with established shrubs and plants, accessible via a glazed door allowing plenty of natural light into the living space.

This property would either be a fantastic opportunity as a family apartment or as an investment.

Location
Located on Cotham Road, a highly desirable and attractive road in Cotham, fantastically well located to take advantage of the abundance of local amenities, coffee shops, bars and boutiques on Cotham Hill, Whiteladies Road and Gloucester Road. Kingsdown Sport Centre is also a very short walk.

Other Information
Leasehold. Residue of 999 years
Management Fee: £120pcm

Council Tax Band: C

Please Note
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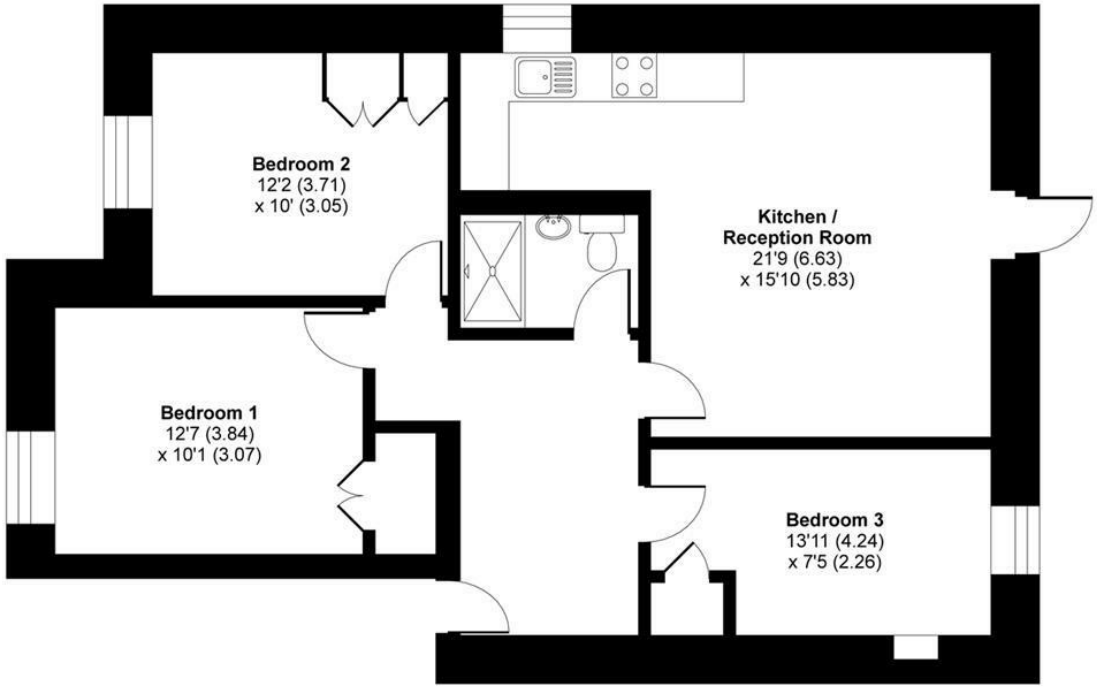
Cotham Road, Cotham, Bristol, BS6

Approximate Area = 826 sq ft / 76.7 sq m

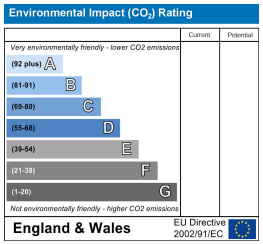
For identification only - Not to scale



GROUND FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Hollis Morgan. REF: 752712



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