estate agents **auctioneers**

hollis morgan

Hollis Morgan - An immaculately presented one double bedroom apartment forming part of an impressive period mansion within easy reach of the popular amenities found nearby and within close proximity to the BRI and Bristol UNI.

- First Floor Flat
- Period Conversion
- Chain Free
- Large Double Bedroom
- Gas Central Heating
- Fantastic Location
- Well Presented
- Ideal First Time Purchase or Investment Opportunity
- Open Plan Living Room

COVID UPDATE
Following Government advice (04.01.21) the housing market will remain open during the new lockdown in England.

Hollis Morgan are open for viewings and valuations whilst adhering to the latest social distancing and PPE rules.

Please contact us should you have any questions.

The Property
The property occupies the first floor level of a handsome Grade II listed mansion in the heart of Redland, tucked away from the hustle and bustle yet offering a level approach to the nearby amenities of Cotham Hill and Whiteladies Road.

The accommodation briefly comprises open plan lounge with fitted kitchen, large double bedroom with integrated storage, three piece bathroom suite and storage cupboard with plumbing for appliances.
The property is offered in excellent decorative order and benefits further from gas central heating.

Location
Cotham Grove is in a prestigious and attractive location on the Cotham/Redland borders and within a short walk of the University of Bristol and the city centre. The property is ideally suited for access to Whiteladies Road and its stylish bars, restaurants and cinema, 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. Residue of 999 years
Management Fee: £46 pcm

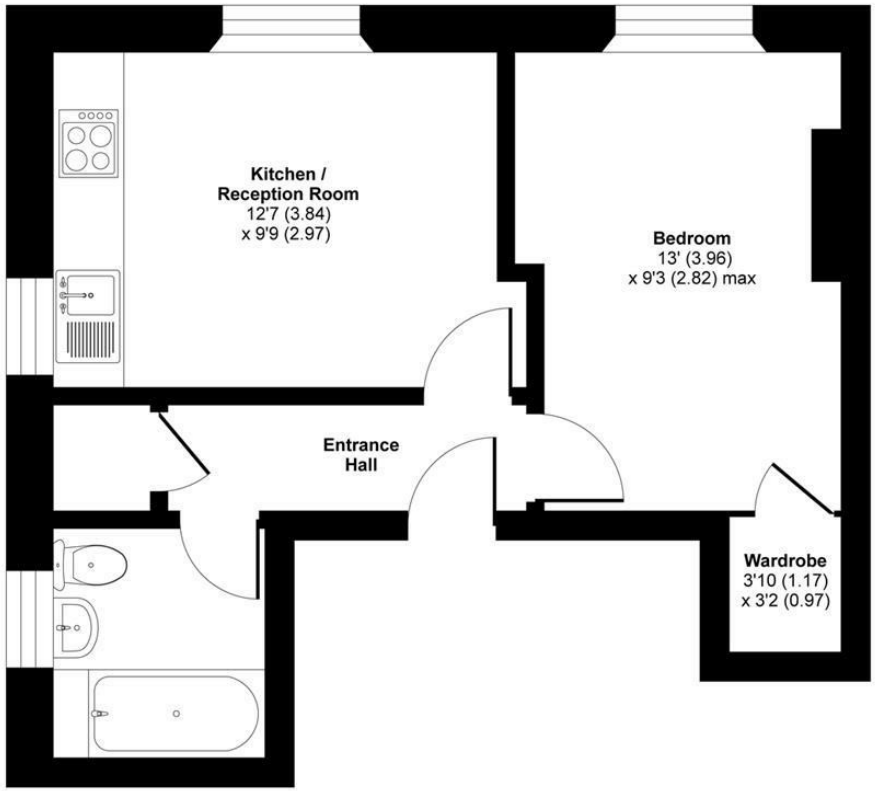
Council Tax Band: A

Please Note
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.

Cotham Grove, BS6

Approximate Area = 345 sq ft / 32 sq m

For identification only - Not to scale



FIRST FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020.
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Hollis Morgan Property Limited, registered in England, registered no 7275716
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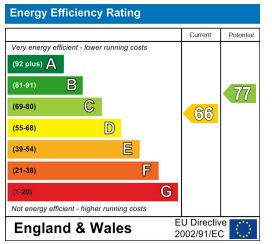

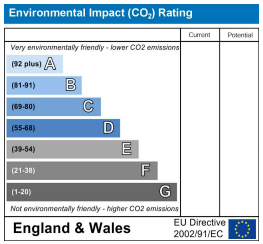

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