

estate agents **auctioneers**

hollis
morgan

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

£420,000

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

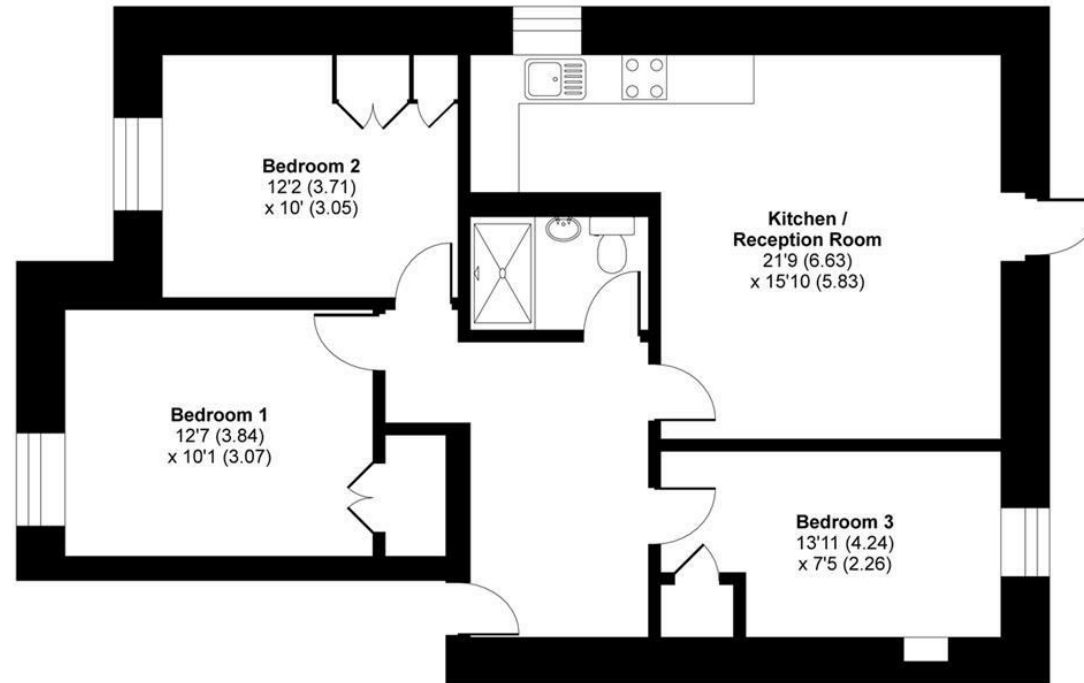
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. 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 note that in some instances the photographs may have been taken using a wide angle lens.



Cotham Road, Cotham, Bristol, BS6

Approximate Area = 826 sq ft / 76.7 sq m

For identification only - Not to scale



GROUND FLOOR



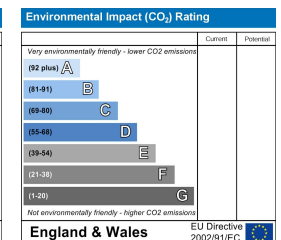
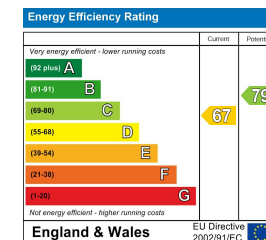
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2021. Produced for Hollis Morgan. REF: 752712



TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered no 7275716
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ



hollis
morgan
