

estate agents **auctioneers**



Flat 4, 64 Archfield Road, Cotham, Bristol, BS6 6BQ

£360,000

Hollis Morgan - An immaculately presented bright and spacious 2 double bedroom apartment set on the first floor of this stunning period property. Further benefits include, new modern kitchen, en suite and original features.

- Two Double Bedroom
- En Suite
- First Floor
- Stunning Period Property
- Bright And Spacious
- Open Plan Kitchen
- Large Stylish Kitchen
- Lots of Storage
- Fantastic Location

#### The Property

A bright and spacious and modern apartment located on the first floor of this impressive period property.

The current owners have created a stunning home to live and have further improved the property since owning.

Entering the flat via a large communal staircase, the property opens up into an impressive living area which enjoys plenty of natural light to fill the room thanks to a large bay window. Set back from this space but still open, the bespoke kitchen has been recently fitted and offers an array of cupboard space in matching wall and base shaker style units finished with a granite worktop along with a host of integrated appliances including fridge/freezer, dishwasher, washing machine and a free standing cooker.

To the rear of the property both double bedrooms have pleasant outlooks over an immaculate garden below as well as the surrounding rooftops. The second bedroom further benefits from a good sized fully tiled en suite with mains fed shower, basin, WC and heated towel rail.

There is an additional fully tiled bathroom with mains fed shower over bath, basin with vanity storage, WC heated towel rail as well as a good sized sash window which allows for natural light.

The property also benefits from a Hive smart thermostat as well as key-less, coded door locks as well as a large communal storage shed at the rear of the building.

#### Location

Archfield Road is located in the highly desirable residential suburb of Cotham which is ideally positioned for access to Bristol University and the Bristol Royal Infirmary whilst the amenities of the City Centre and the vibrant Gloucester Road are short walks away. In addition, the property is well located to take advantage of a choice of commuter links with the A38 (Gloucester Road) and local train stations (Redland & Montpelier) around a 5 minute walk.

#### Other Information

Leasehold. 996  
Ground Rent: £250 per annum  
Management Fee: £78 pcm

Council Tax Band: C

#### Please Note

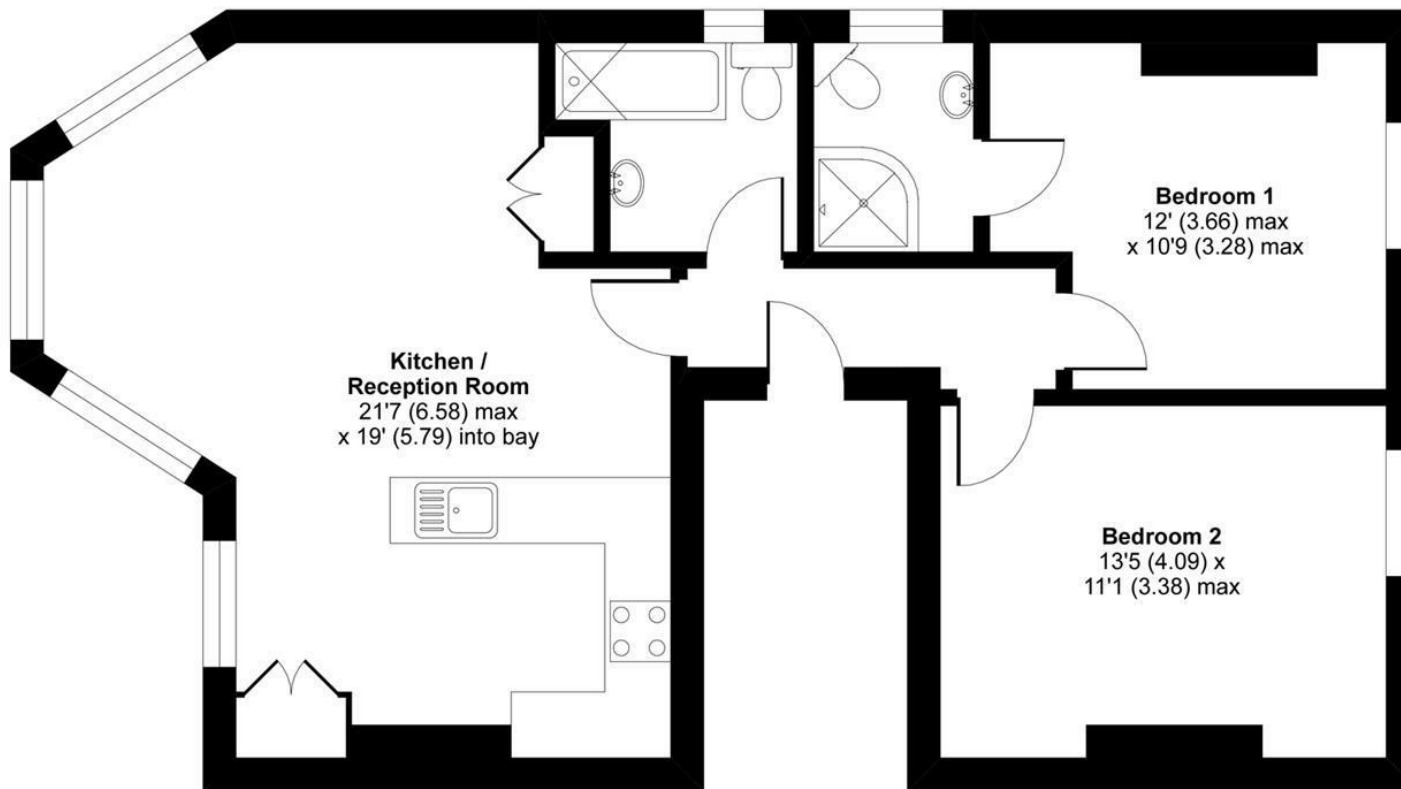
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# Archfield Road, Cotham, Bristol, BS6

Approximate Area = 713 sq ft / 66.2 sq m

For identification only - Not to scale



FIRST FLOOR

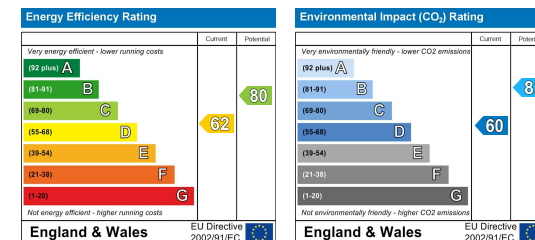


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2020. Produced for Hollis Morgan. REF: 636202

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