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Second Floor Flat, 82 Kingsdown Parade, Cotham, BS6 5UQ

£275,000

A charming second floor conversion set on the sought after Kingsdown Parade, with fine views and no onward chain.

- Period apartment
- Open plan kitchen / living room
- Double bedroom
- Gas central heating
- Fantastic views
- Chain free

The Property

Nestled on the second floor of an elegant Grade II Listed Georgian building, this charming apartment enjoys a peaceful yet central location in the heart of Kingsdown, just moments from both the city centre and the vibrant Gloucester Road. Rich in character and beautifully maintained, the property blends period charm with modern comfort, showcasing original features throughout. The light-filled open-plan living space is perfect for both relaxing and entertaining, with a stylish dining area and several classic sash windows that bathe the room in natural light. The modern kitchen is thoughtfully designed with sleek white gloss units, metro-tiled splashbacks, laminate worktops and integrated appliances including a gas hob, electric oven, extractor, dishwasher, and fridge/freezer. Laminate flooring adds a contemporary touch. To the rear, a spacious double bedroom offers far-reaching views over Bristol through a large sash window along with generous storage. The bathroom is fully tiled and well-appointed with a three-piece suite comprising a bath with mains-fed shower overhead, low-level W.C., wash basin, heated towel rail and a built-in storage cupboard. This delightful home offers a wonderful combination of historic elegance and modern living in one of Bristol's most sought-after neighbourhoods.

Location

Kingsdown Parade enjoys a prime position in the sought-after residential area of Kingsdown/Cotham, perfectly placed for both convenience and charm. Just a short stroll from Bristol University (0.2 miles) and the Bristol Royal Infirmary (0.1 miles), the location is ideal for academics, professionals and anyone seeking easy access to the city's key institutions. The vibrant city centre lies only 0.4 miles away, reached via the historic and characterful Christmas Steps. There, you will find an eclectic mix of pubs, restaurants, and shops, including the popular Cabot Circus shopping centre, home to a diverse selection of high-end stores and unique independent boutiques.

Other Information

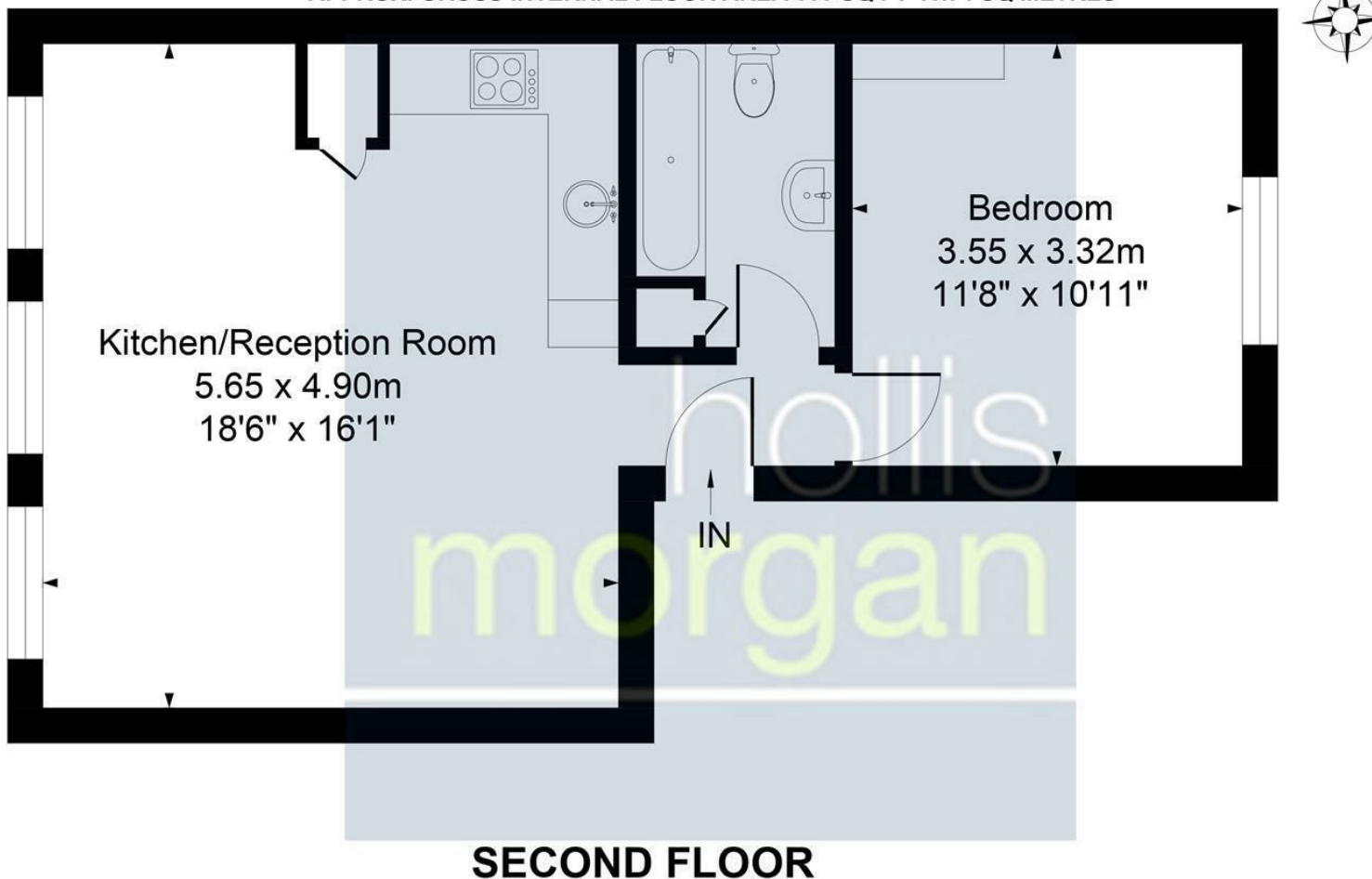
Leasehold: 999 years from 25/12/1975
Management Fee: £75 pcm
Council Tax Band: B

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.



82 Kingsdown Parade, Kingsdown, Bristol BS6 5UQ
APPROX. GROSS INTERNAL FLOOR AREA 503 SQ FT 46.74 SQ METRES

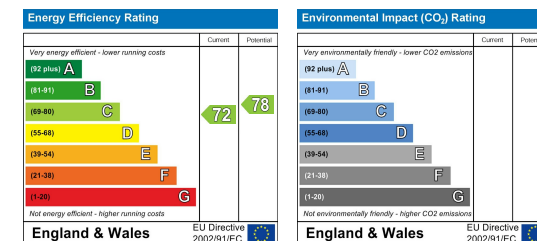


Illustrated for identification purposes only, measurements are approximate,
not to scale.

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