

estate agents **auctioneers**

hollis
morgan

TFF, Flat 4, 9 Eastfield Road, Cotham, Bristol, BS6 6AA

£275,000

A charming and spacious top floor apartment situated moments from Gloucester Road

- Top Floor Conversion
- 1 Bedroom
- Open Plan Living
- Period Features
- Separate Utility Area
- Gas Central Heating
- No Chain

The Property

This cosy yet spacious one-bedroom apartment is positioned on a popular period terrace tucked away yet moments from Gloucester Road.

The property occupies the top floor which has added privacy and pleasant views over neighbouring homes. A generous entrance hall greets you upon entry which flows onto an impressive open plan kitchen/lounge area. The kitchen area is well equipped with matching wall and base units, laminated work surfaces, tiled splash backs, sink/drainers, electric oven with hob and integrated fridge. The living area is generous in size with a period fireplace and two sash windows to the front elevation.

At the rear of the property accommodation provides a spacious and bright double bedroom and additional utility/storage area with plumbing for appliances. A generous tiled four piece bathroom completes the accommodation which comprises separate shower, bath, W.C, wash basin and heated towel rail.

Location

Eastfield Road is a quiet cul de sac located in the highly desirable residential suburb of Cotham which is ideally positioned by the vibrant Gloucester Road, and easy access to Bristol University and the Bristol Royal Infirmary whilst the amenities of the City Centre. 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

Share of Freehold - 999 years from 2004

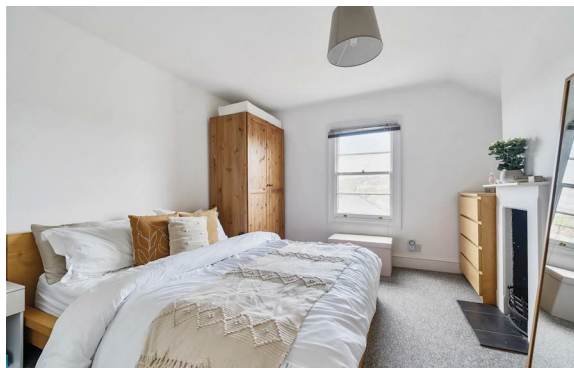
Management Fee: £50 pcm

Ground rent: none

Council Tax Band: B

Please Note

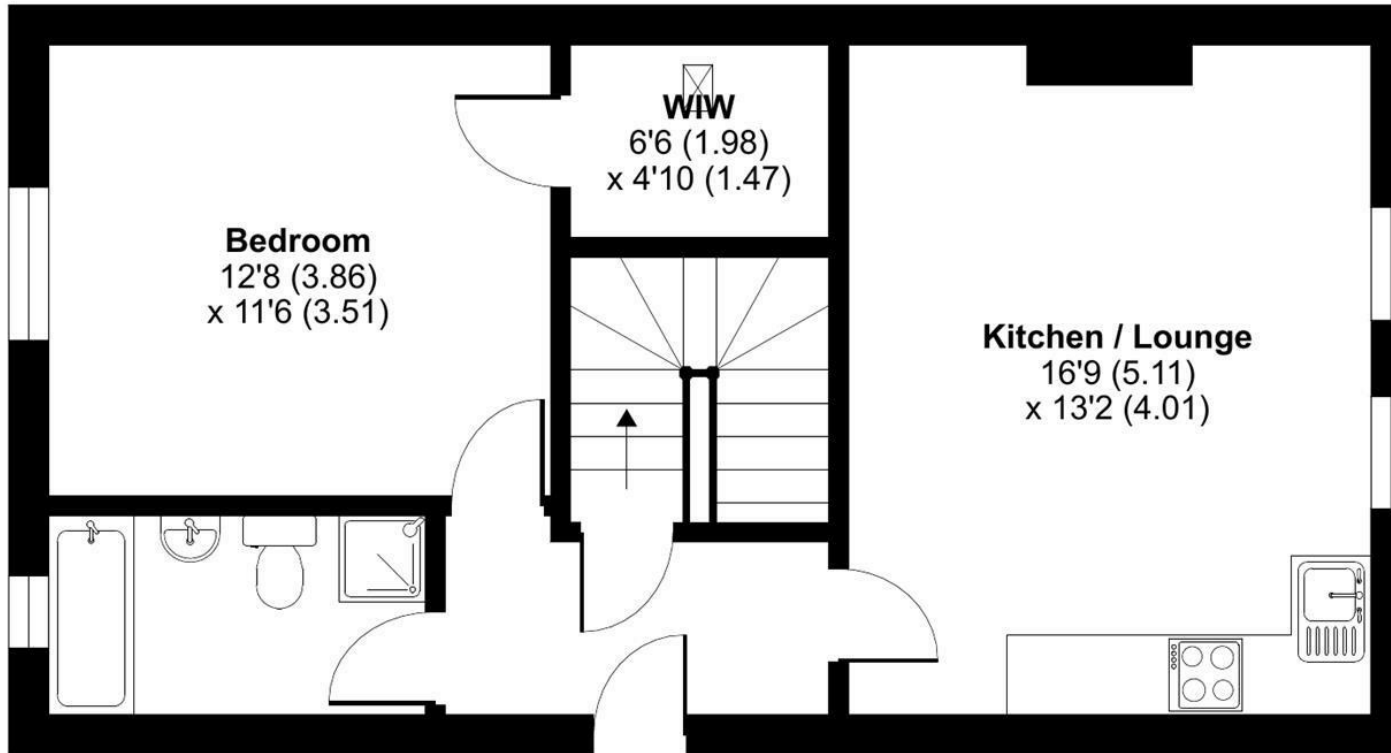
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan 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.



Eastfield Road, Cotham, Bristol, BS6

Approximate Area = 561 sq ft / 52.1 sq m

For identification only - Not to scale



FIRST FLOOR



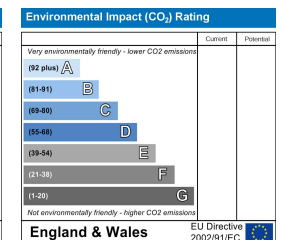
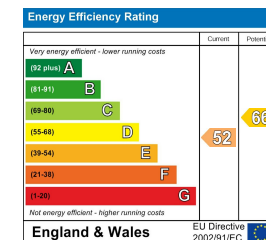
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nêchecom 2024. Produced for Hollis Morgan. REF: 1116797



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
