estate agents auctioneers

hollis morgan

First Floo[illegible] Sydenham Road, Cotham, Bristol, BS6 5SJ

£285,000

Hollis Morgan - A generously sized ( 700 sq ft )period one bedroom first floor flat offered chain free with potential to create 2nd bedroom subject to consent,

- Period Property
- Chain Free
- Spacious Accomodation
- Excellent Views
- Communal Garden
- Ideal first time buy or investment

**The Property**
The First Floor flat at 31, Sydenham Road is a spacious one-bedroom flat in a highly desirable location, close to Gloucester Road, the City centre and Whiteladies Road.
The flat encompasses the first floor of this Victorian house and enjoys the use of a communal garden at the back of the property.
The large bedroom sits at the front of the building and benefits from a large sash window and convenient fitted wardrobe with hanging space and shelving and is decorated in a neutral palette with cream walls and beige carpet.
The adjacent bright bathroom has two windows and is fitted with a three-piece suite comprising of wc, sink on pedestal and bath with electric shower above. It also has a large cupboard with shelving.
Finally, the L-shaped corridor leads to a generously proportioned living room/kitchen with long views over Bristol. The room is filled with natural light with two large sash windows.
The kitchen is well appointed with fridge, washing machine, dishwasher and electric hob and oven. It also offers plenty of wall and floor white units and plenty of preparation space with a black mock marble work surface.

**Location - Cotham**
Sydenham Road and the surrounding areas is a popular and attractive location in Cotham and within a short walk of the University of Bristol, the city centre and Cheltenham Road.
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 - 999 years from 1st March 1980
Management Fee: £75 pcm
Management Company: 31, Sydenham Road Management Company Ltd
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.

**First Floor Flat 31 Sydenham Road Cotham BS6 5SJ**

**APPROX. GROSS INTERNAL FLOOR AREA 700 SQ FT 64.94 SQ METRES**

**FIRST FLOOR**

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


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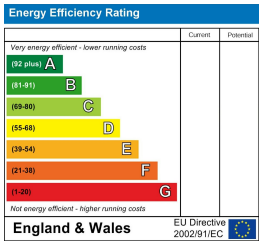


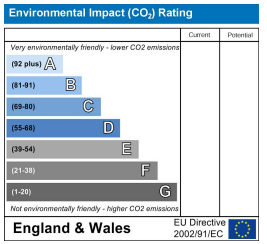

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