estate agents auctioneers
hollis morgan
Flat 7 Arley Court, 21 Arley Hill, Cotham, Bristol, BS6 5PH
£245,000

Hollis Morgan - A bright and spacious ground floor apartment located within a popular purpose built development and within very easy reach of the vibrant Cheltenham Road. Chain Free

- One Bedroom Apartment
- Ground Floor
- Purpose Built Development
- Gas Central Heating
- Bright And Spacious
- Ideal First Time Purchase
- Fine Investment Opportunity
- Excellent Location
- Chain Free

The Property
A bright and spacious one bed apartment located on the ground floor of this modern purpose built development, ideally situated within easy reach of the popular range of amenities found on Cheltenham and Gloucester Road.

The open plan living space is a generous room with well equipped kitchen and French doors that open out onto the well maintained communal gardens, providing a super space to sit.
The modern fitted kitchen comprises a good amount of storage in matching wall and base units, laminated work surfaces, stainless steel sink and draining board, gas hob, oven, extractor and plumbing for washing machine.

Also overlooking the communal grounds, the bedroom is another bright room which also benefits from built in storage.
Finally, a tiled and modern bathroom suit completes the accommodation.

Location
Arley Hill is in 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. 111 years remaining on lease
Ground Rent: £300 per annum
Management Fee: £86pcm

Council Tax Band: B

Please Note
We endeavour to make our sales details accurate and reliable 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. 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.

COVID UPDATE
Following Government advice (04.01.21) the housing market will remain open during the new lockdown in England.

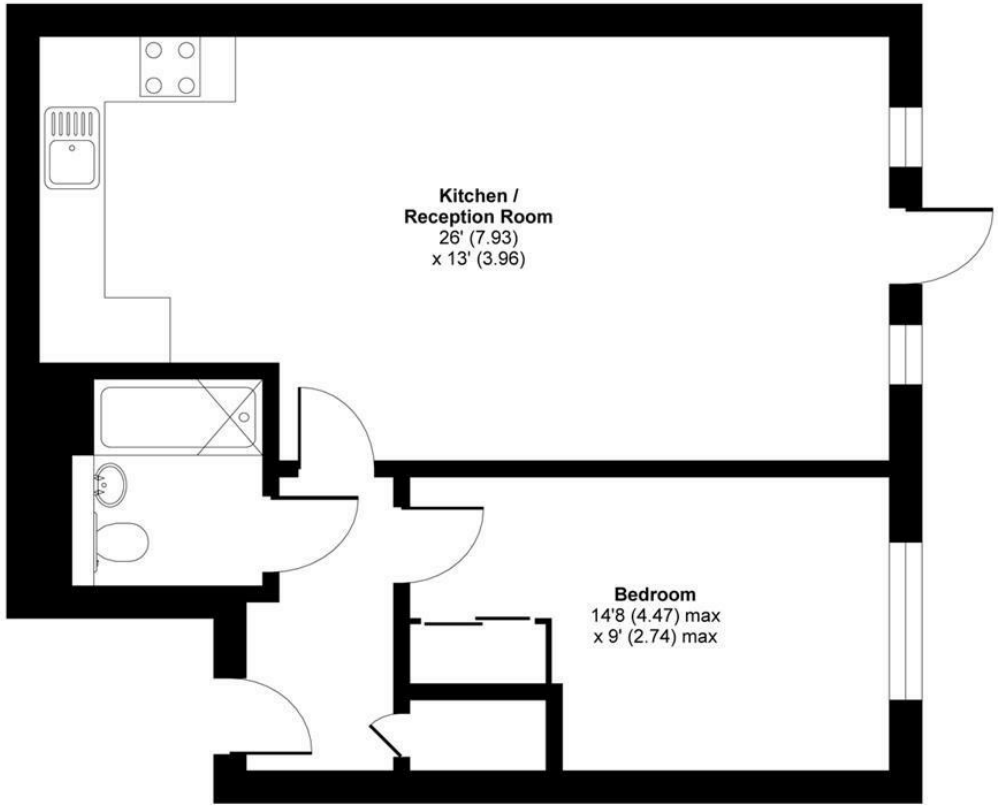
Hollis Morgan are open for viewings and valuations whilst adhering to the latest social distancing and PPE rules.

Please contact us should you have any questions.

Arley Court, Arley Hill, Bristol, BS6

Approximate Area = 542 sq ft / 50.4 sq m

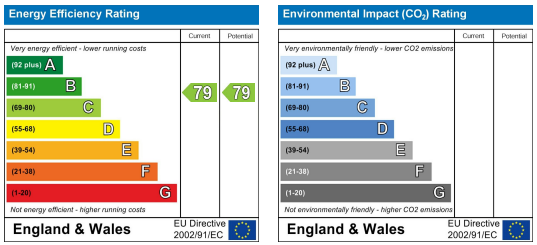
For identification only - Not to scale



GROUND FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Hollis Morgan. REF: 706533



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