

estate agents **auctioneers**



TFF, 4 Eastfield Road, Cotham, Bristol, BS6 6AA  
£275,000

Hollis Morgan - A bright and airy top floor flat located in a highly sought after location, yards away from the vast range of amenities found on Gloucester Road. Chain Free.

- 2 Double Bedrooms
- Top Floor Flat
- Spacious Throughout
- Fine Views
- Modern Kitchen
- Gas Central Heating
- Fantastic Location
- Chain Free

### The Property

This charming spacious flat occupies the whole top floor of this attractive Victorian Townhouse.

The large living room provides not only provides plenty of floor space but also a fine easterly view over the city, St Andrews Park as well as the iconic floodlights of the County Ground beyond.

A modern kitchen is separate to the living space and comes with a range of fitted gloss wall and base units, gas hob, electric oven with extractor over, tiled surrounds and plumbing for washing machine.

Both double bedrooms are equal in size and a well presented fully tiled shower room completes the accomodation with walk in shower cubicle with mains fed shower, basin, WC 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 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. 958 years remaining  
Ground Rent: £15 per annum  
Management Fee: £45pcm

Council Tax Band: B

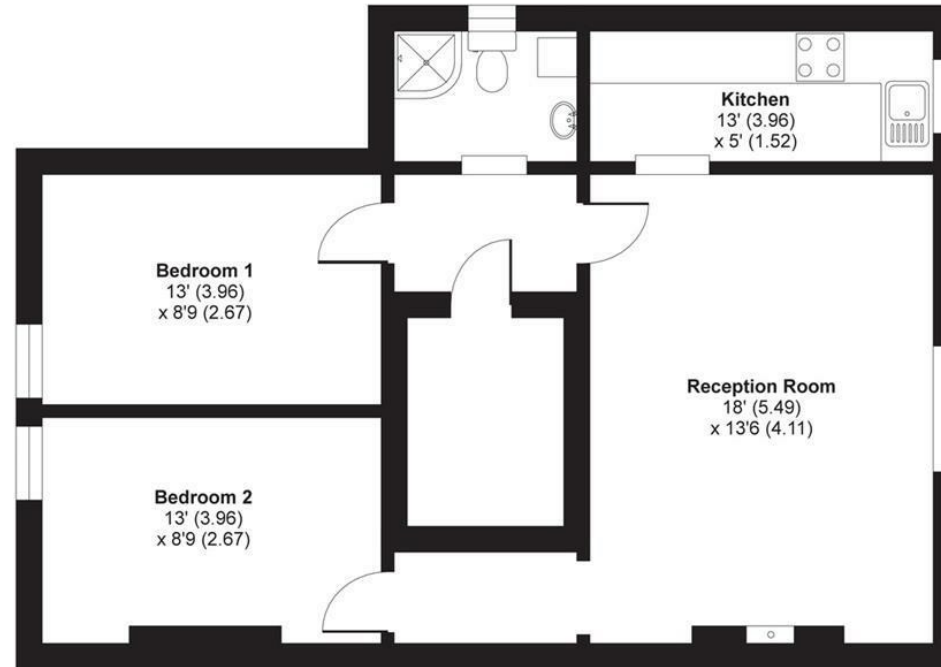
### Please Note

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.



# Eastfield Road, Cotham, Bristol, BS6

APPROX. GROSS INTERNAL FLOOR AREA 680 SQ FT 63.1 SQ METRES



SECOND FLOOR

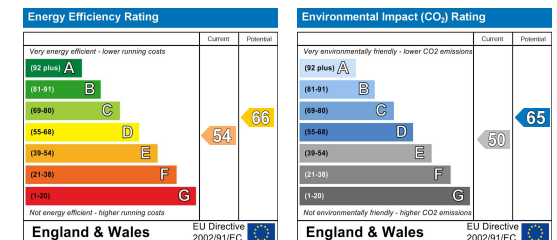
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