

estate agents **auctioneers**

hollis
morgan



Courtyard Flat, 41 Sydenham Hill, Cotham, Bristol, BS6 5SL

£285,000

HOLLIS MORGAN - Investors Only - A spacious three double bedroom student flat, fully let for the current academic year with two reception rooms and private outside space. Currently generating £18,720 pa (6.5%)

- Student Investment Property
- Fully Let For the Current Academic Year
- £18,720 per annum (6.5% yield)
- Scope to Increase Income
- Three Double Bedrooms
- Close Proximity to University
- Open Plan Living Space
- Double Glazed Windows
- Gas Central Heating
- Courtyard Garden

The Property

A spacious three double bedroom flat occupying the lower ground floor level of this attractive period building in the heart of Cotham, ideally located to take advantage of the close proximity to Bristol University.

The property is available to investors as a going concern and is fully let for the current academic year.
Rooms are currently let at £520pcm (£18,720 per annum).

The flat comprises, three double bedrooms (2 good sized and a smaller 3rd) an open plan living space, a brand new fully fitted kitchen with breakfast bar, additional reception room / study with access to the front courtyard and bathroom with mains fed shower over bath, basin, WC and extractor fan.

Outside the property boasts a private courtyard to the front and a communal lawn to the rear.

Location

Sydenham Hill is 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. 978 years remaining
Ground Rent: £4.50 per annum
Management Fee: £720 per annum

Council Tax Band: B

Please Note

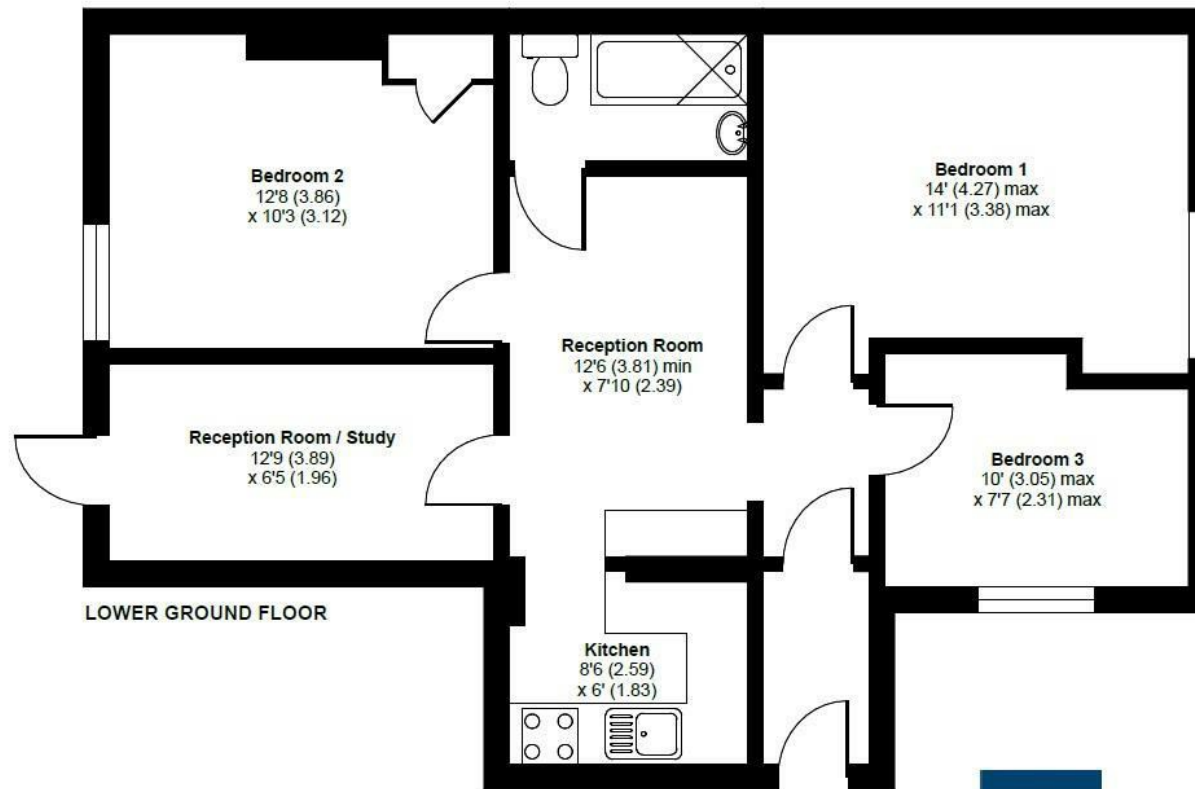
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.



Sydenham Hill, Cotham, Bristol, BS6

Approximate Area = 702 sq ft / 65.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Hollis Morgan. REF: 675183



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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	79
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

hollis
morgan
