

estate agents **auctioneers**

**hollis  
morgan**

Garden Flat, 64 Archfield Road, Cotham, Bristol, BS6 6BQ

£460,000

Hollis Morgan – An immaculately presented garden apartment with private entrance, substantial rear garden and off street parking space.

- Garden Apartment
- Two Double Bedrooms
- Open Plan Living Space
- Modern Finish Throughout
- En Suite & Dressing Room
- Large South Westerly Rear Garden
- Off Road Parking
- Excellent Location

**The Property**

Surprisingly bright and airy throughout , this two double bedroom apartment not only offers plenty of internal space but also a generous south westerly rear garden. Since owning the property, the current owner has meticulously looked after and further improved the property creating a stunning home to live in.

Entering via private entrance once through the hallway the flat opens up into an impressive living area which takes full advantage of a large bay window which allows for plenty of natural light to fill the homely space. Set back from this space but still open, the bespoke kitchen has been recently fitted and offers an array of cupboard space in matching wall and base units finished with a granite worktop along with a host of integrated SMEG appliances including fridge/freezer, dishwasher, gas hob with extractor over, oven and microwave.

To the rear of the property both double bedrooms have pleasant outlooks and direct access out onto the rear garden as well as the master further benefiting from a dressing area as well as a good sized fully tiled en suite with large walk in mains fed shower, basin, WC and heated towel rail.

There is an additional fully tiled bathroom also with separate shower cubicle, bath, basin with vanity storage, WC heated towel rail.

Externally, there is a parking space for one vehicle to the front of the building and large south westerly facing rear garden which has been landscaped to incorporate a patio area, lawn and raised flower beds. Residents also have access to a communal shed/store.

**Location**

Archfield Road 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. 996 years remaining.  
Ground Rent: £250 per annum  
Management Fee: £78 pcm

Council Tax Band: C

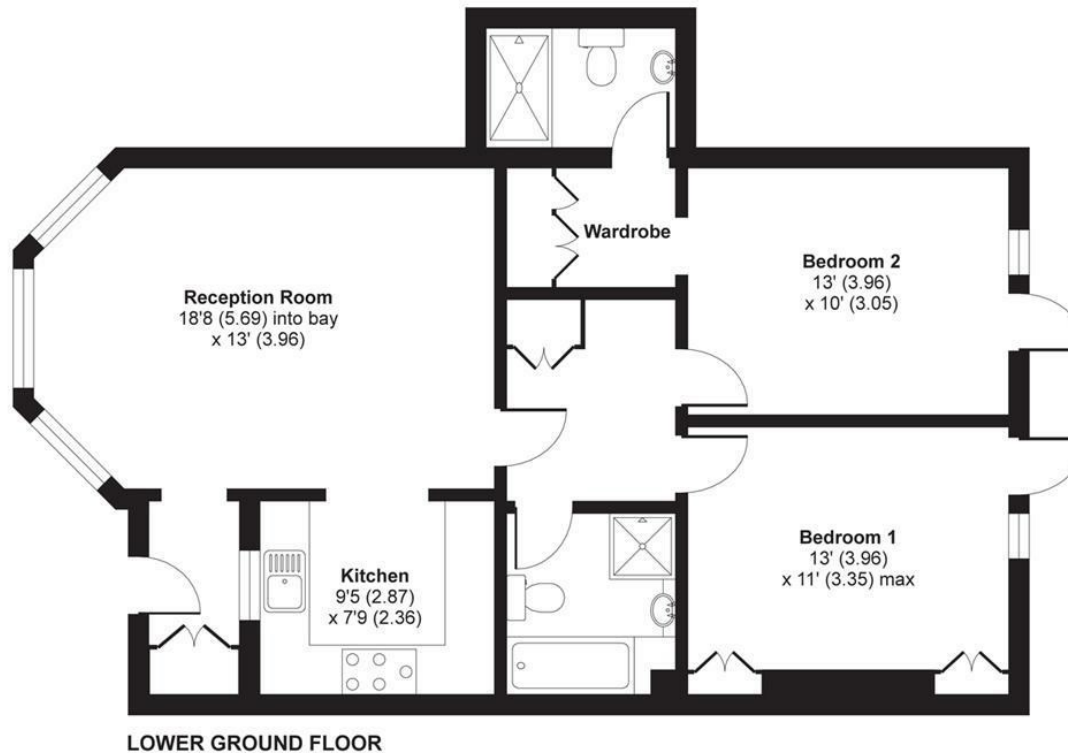
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# Archfield Road, Bristol, BS6

APPROX. GROSS INTERNAL FLOOR AREA 834 SQ FT 77.4 SQ METRES



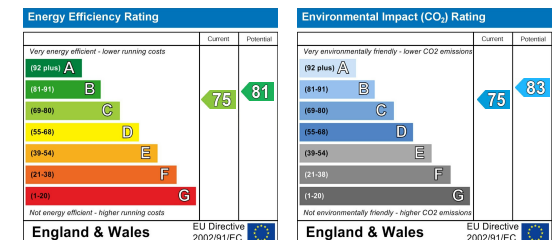
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