estate agents auctioneers
hollis morgan
Flat 3, 64 Archfield Road, Cotham, Bristol, BS6 6BQ
£215,000

Hollis Morgan - Close to the City Centre as well as Bristol's highly regarded University this very well presented one bedroom apartment is located on the ground floor of this charming period building and it would make a perfect first time purchase or a fine Bristol bolthole. Chain free.

- Well Presented One Bedroom Apartment
- Ground Floor
- Flexible Internal Accomodation
- Period Building
- Superb Location
- Close to City Centre
- Within Easy Reach of Bristol UNI Buildings
- Ideal First Time Purchase
- Perfect Pied A Terre
- Chain Free

The Property
Located on the ground floor of this impressive and immaculate period building, flat 3 has been superbly well presented and demonstrates a great use of flexible space creating a super first home, investment opportunity or a well located pied a terre.

The accommodation comprises, an open plan living space with modern fitted kitchen with electric hob, oven and extractor, fridge and washing machine with a large sash window overlooking the rear of the building.
There is a double bedroom adjacent which has the potential to be opened up and utilised by the living space thanks to large double doors and finally there is a fully tiled shower room with mains fed shower, basin with vanity storage and low level WC.

Location
Archfield Road is located in the highly desirable residential suburb of Cotham. It is ideally positioned for access to Bristol University and the Bristol Royal Infirmary whilst the amenities of the City Centre, Whiteladies Road 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: 995 years remaining
Ground Rent: £250 per annum
Management Fee: Circa £70pcm

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.

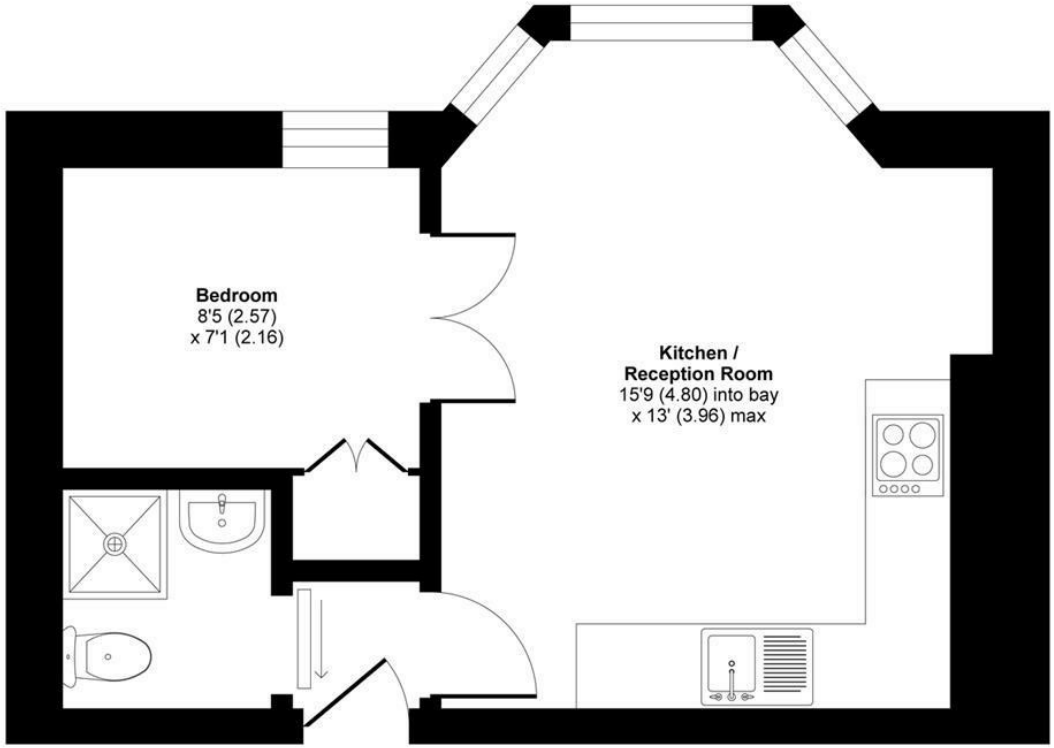
Hollis Morgan are open for viewings and valuations whilst adhering to the latest social distancing and PPE rules.

Please contact us should you have any questions.

Archfield Road, Cotham, Bristol, BS6

Approximate Area = 304 sq ft / 28 sq m

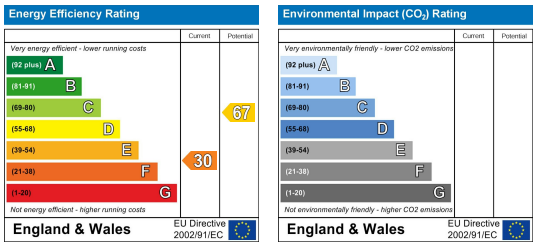
For identification only - Not to scale



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: 717459



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

hollis
morgan