



P Permits
holders
only
Mon - Fri
9 am - 5 pm

Garden Flat, 1 Hillside House 5 Archfield Road, Cotham, Bristol, BS6 6BD

£390,000

Hollis Morgan - Located in a popular and convenient suburb of Bristol, this spacious two bedroom garden apartment provides plenty of space inside and out. Additional benefits include, double glazing, garage and private rear garden.

- Two Double Bedrooms
- Large Reception Room
- Separate Kitchen
- Private Rear Garden
- Garage
- Double Glazing
- Super Location

The Property

This bright and airy apartment occupies the ground floor of this handsome converted period property.

The southerly facing reception room is spacious and benefits from plenty of natural light thanks to a large double glazed bay window and well maintained and attractive planting to the front of the building provide good privacy from the road.

A separate kitchen is located adjacent and provides plenty of work top and cupboard space due to a range of shaker style wall and base units as well as an electric hob with extractor over, oven, stainless steel sink and draining board and plumbing for washing machine and dishwasher.

The master bedroom is a good sized room with in built storage and pleasant views over the private garden to the rear. The second bedroom provides direct access to the garden and offers a great option for a relaxing home office.

The bathroom consists of a mains fed shower over bath, basin, WC and heated towel rail.

Externally, the property boasts a single garage with up and over door, a visitor parking space (available on a first come first serve basis) as well as an attractive and generous private rear garden.

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: 955 years remaining

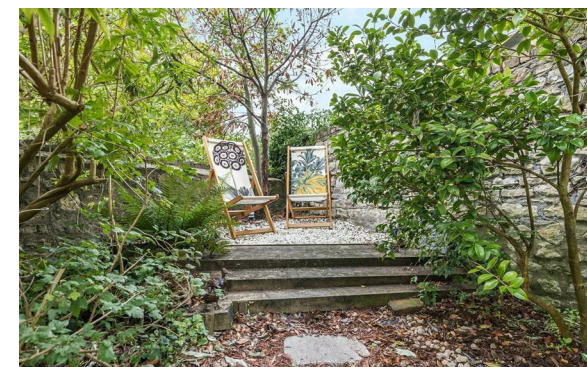
Management Fee: £120 pcm

Ground rent: £87.50 pa

Council Tax Band: C

Please Note

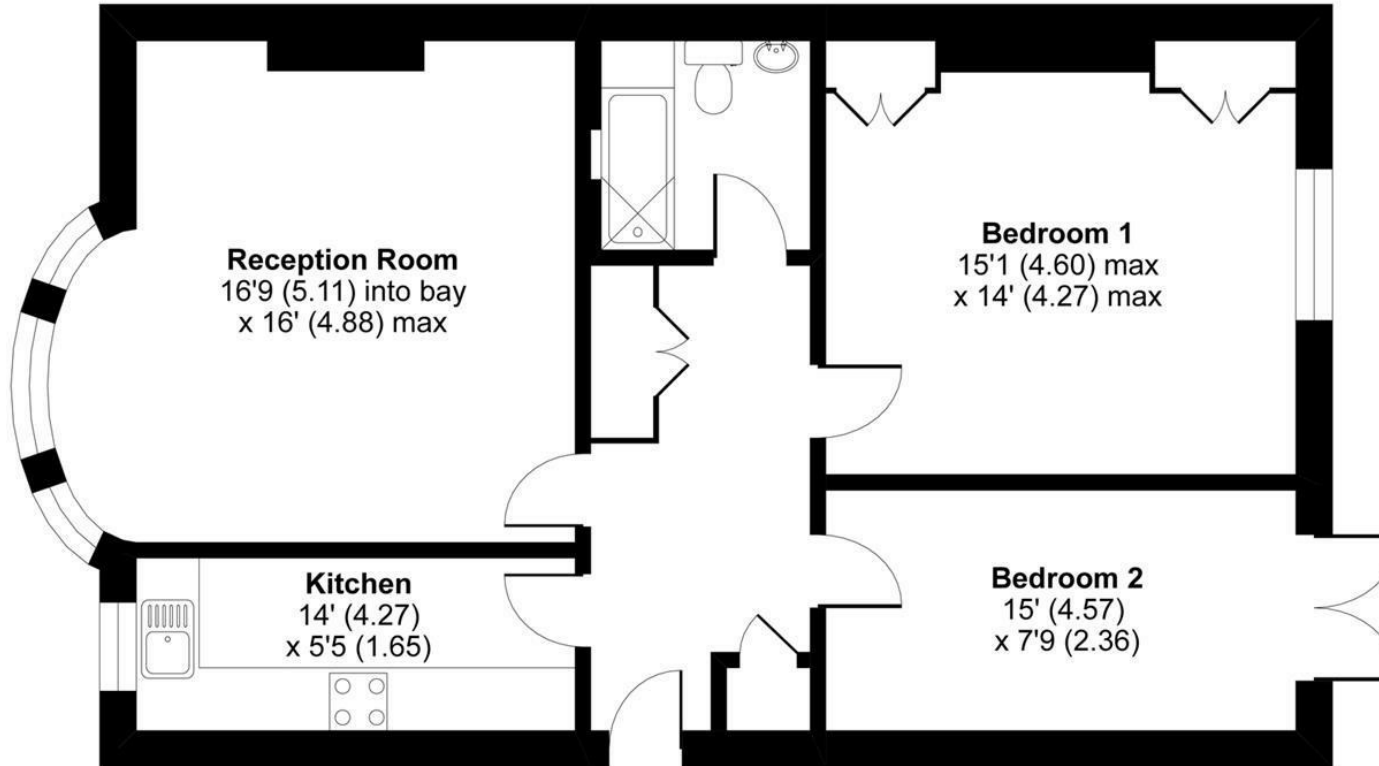
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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



Archfield Road, Cotham, Bristol, BS6

Approximate Area = 836 sq ft / 77.6 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2020. Produced for Hollis Morgan. REF: 647350

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
	80		81
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
		38	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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