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TFF, Flat 4, 9 Eastfield Road, Cotham, Bristol, BS6 6AA

Offers In Excess Of £260,000

A charming and spacious top floor apartment situated moments from Gloucester Road

- Top Floor Conversion
- 1 Bedroom
- Open Plan Living
- Period Features
- Separate Utility Area
- Gas Central Heating
- No Chain

### The Property

This cosy yet spacious one-bedroom apartment is positioned on a popular period terrace tucked away yet moments from Gloucester Road.

The property occupies the top floor which has added privacy and pleasant views over neighbouring homes. A generous entrance hall greets you upon entry which flows onto an impressive open plan kitchen/lounge area. The kitchen area is well equipped with matching wall and base units, laminated work surfaces, tiled splash backs, sink/drainer, electric oven with hob and integrated fridge. The living area is generous in size with a period fireplace and two sash windows to the front elevation.

At the rear of the property accommodation provides a spacious and bright double bedroom and additional utility/storage area with plumbing for appliances. A generous tiled four piece bathroom completes the accommodation which comprises separate shower, bath, W.C, wash basin 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 by the vibrant Gloucester Road, and easy access to Bristol University and the Bristol Royal Infirmary whilst the amenities of the City Centre. 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

Share of Freehold - 999 years from 2004

Management Fee: £50 pcm

Ground rent: none

Council Tax Band: B

### Please Note

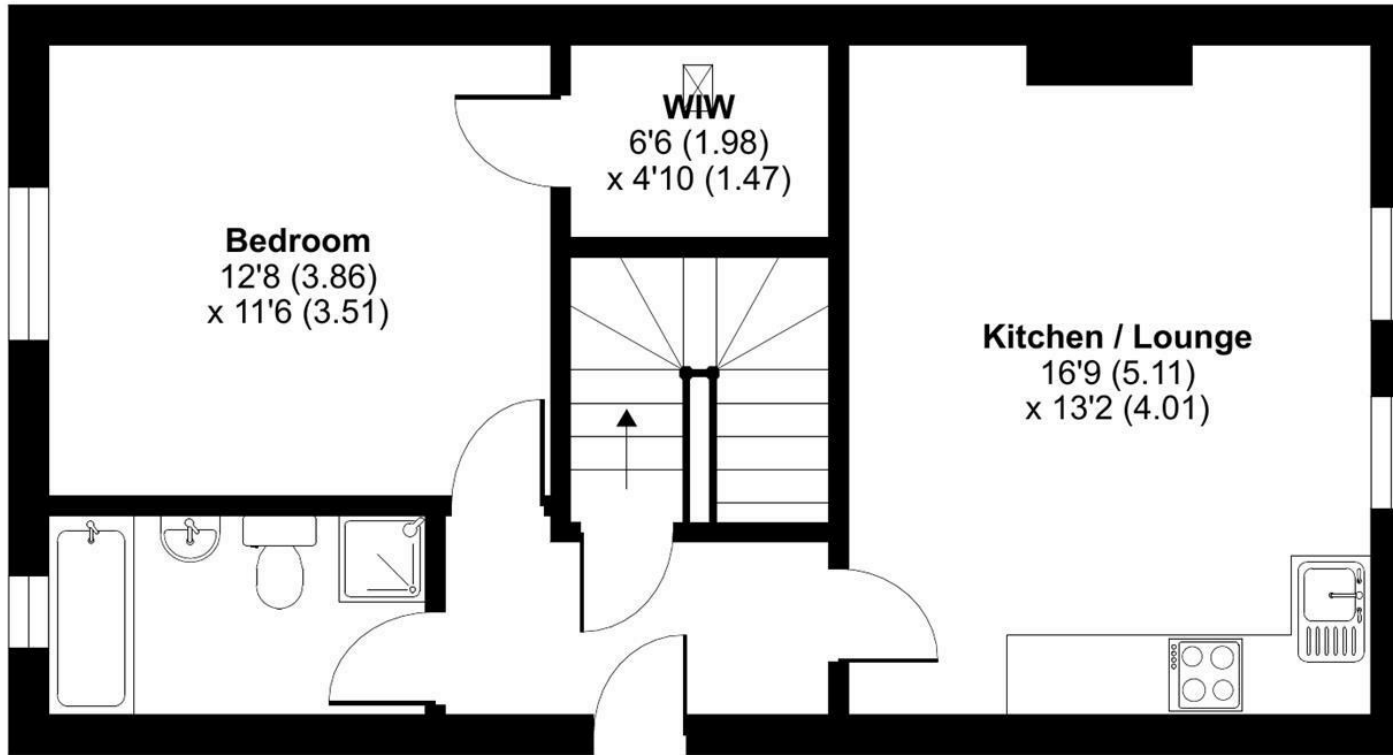
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# Eastfield Road, Cotham, Bristol, BS6

Approximate Area = 561 sq ft / 52.1 sq m

For identification only - Not to scale



**FIRST FLOOR**



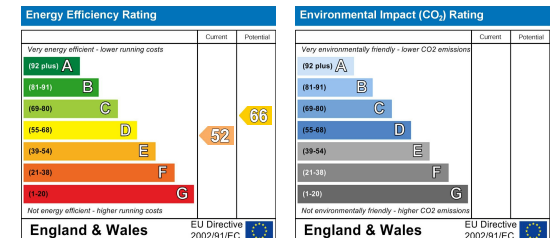
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Hollis Morgan. REF: 1116797



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