estate agents auctioneers

hollis morgan

Garden Flat, 18 Victoria Walk, Cotham, Bristol, BS6 5ST

£245,000

Hollis Morgan - Making a perfect first time purchase or a fine addition to an investment portfolio, this larger than average one bedroom garden apartment is now in need of some general cosmetic improvements but has the potential to be a stunning home in an excellent location. The property also has allocated parking and is available chain free.

- Larger Than Average
- One Double Bedroom
- Two Receptions
- Courtyard Garden Flat
- Communal Rear Garden
- Allocated Off Road Parking
- Gas Central Heating
- Excellent Location
- Ideal First Time Purchase
- Fine Investment Opportunity

The Property
A bright and spacious garden apartment located on Victoria Walk, an attractive and highly desirable road in Cotham which fantastically well located to take advantage of the abundance of local amenities found in the City Centre, Clifton Village and Gloucester Road.

The property has been owned as a long term investment for decades and so is now in need of some cosmetic updating.
There is huge potential to create a fantastic home either as a first time purchase or for tenants once again.

The property is accessed via a private entrance and briefly comprises; large open living spaces with direct access to the private courtyard garden to the front of the building, a separate kitchen, bathroom, spacious bedroom and large storage vault.
Externally the property benefits from private courtyard garden, communal garden as well an allocated off road parking space.

Location
Victoria Walk 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: We understand that there is the remainder of a 999 year lease
Management Fee: Circa £50pcm

Council Tax Band: B

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.

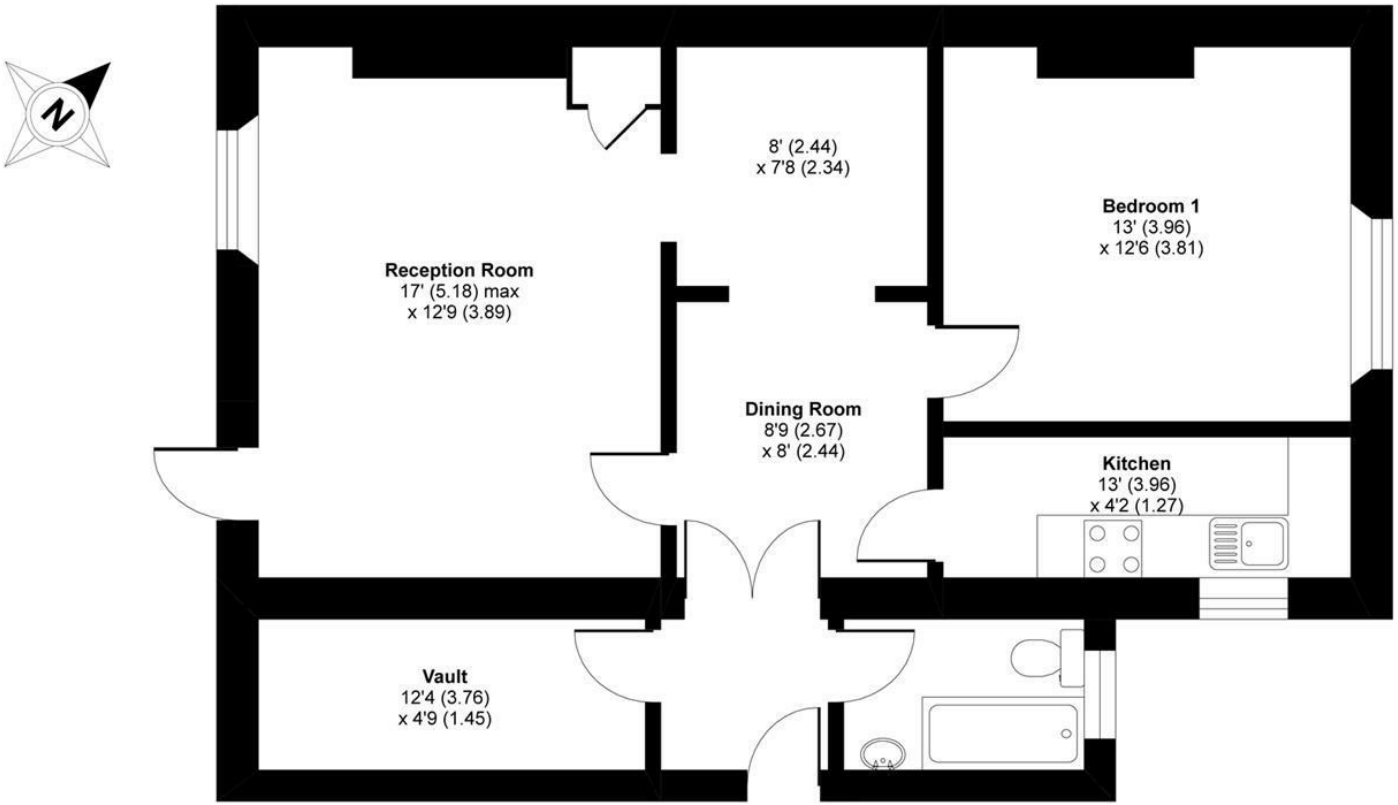
Please contact us should you have any questions.

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.

Victoria Walk, Cotham, Bristol, BS6

Approximate Area = 755 sq ft / 70.1 sq m

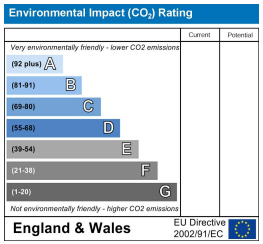
For identification only - Not to scale



LOWER 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: 684230



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