



MAGGS  
& ALLEN

**FLAT 7 VICTORIA COURT**  
VICTORIA GARDENS, BRISTOL, BS6 5SF  
**Guide Price £320,000**

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Please be advised that Victoria Court, will be going to BEST & FINAL offers on Tuesday 21st June at 12:00 - For instructions on how to offer, please contact Maggs & Allen.

A purpose built 2 bed top floor apartment with a single garage (second from the left at the rear of the property), allocated parking space to the front and far reaching views.

The accommodation comprises; two bedrooms, sitting room, fully fitted kitchen, utility cupboard and modern shower room. The apartment has south facing windows which provide plenty of natural light throughout the property. Further benefits include UPVC double glazed windows, gas central heating and access to the loft space for storage.

There are delightful and well maintained communal gardens to the side and rear of the property with picnic bench and outside tap.

The apartment is located in the popular Cotham area not far from Gloucester Road, Kingsdown, The City Centre, Bristol University and Whiteladies Road which are all within walking distance.

Cotham Gardens Primary School approx. 0.21km

The Dolphin School approx. 0.36km

Montpelier High School approx. 0.34km

Cotham School approx. 0.55km

#### Location

Cotham is a highly desirable suburb in the heart of Bristol and is set within close proximity to the extensive amenities of Clifton, Redland and Montpelier. Situated a short walk from Redland Station and within close proximity of the bars, cafés and shops of Whiteladies Road.

#### Directions

From the Maggs & Allen office on Northumbria Drive, continue onto Linden Road. At the second set of traffic lights turn right onto Kersteman Road. Turn left onto Redland Court Road and then take a left onto Redland Court Road. Turn left onto Redland Road and at the roundabout, continue straight to stay on Redland Road.

At the roundabout, take the third exit onto Cotham Brow. Turn left onto Victoria Walk and then turn right onto Victoria Gardens.

#### Leasehold Information

Share of Freehold: 1/8th as there are 8 flats

The Management Company is run by the owners of the 8 flats

Length of Lease Remaining: Approx. 950 years

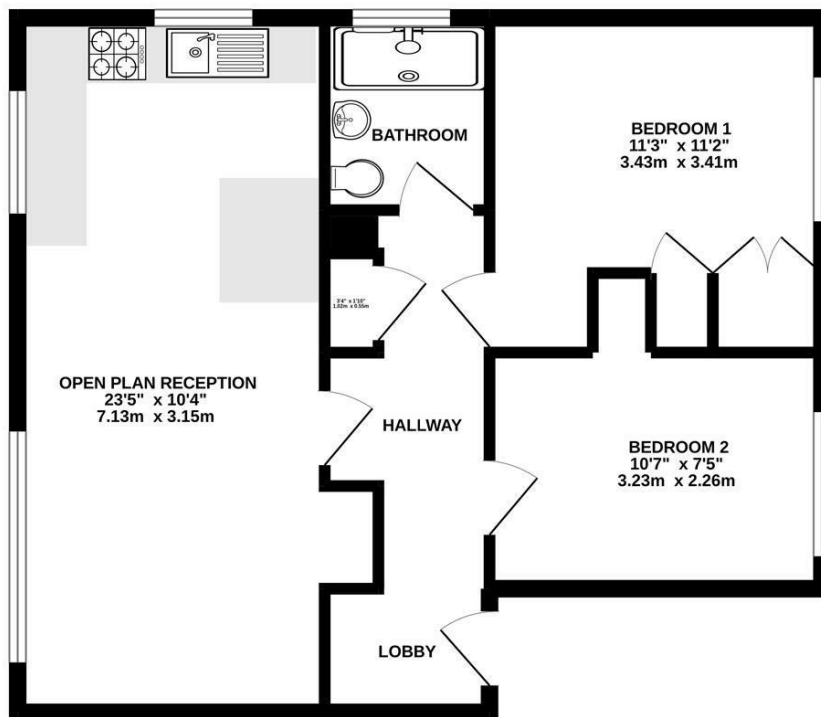
Annual Ground Rent: Approx. £120 p.a. (included in the service charge)

Current Service Charge: Approx. £900 p.a.



If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.

**TOP FLOOR**  
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 585 sq.ft. (54.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Garage & Allocated Parking
- Far Reaching Views
- 2 Bedrooms
- Communal Garden
- GCH
- Open Plan Living

Guide Price: £320,000

Tenure: Leasehold

Council Tax Band: B

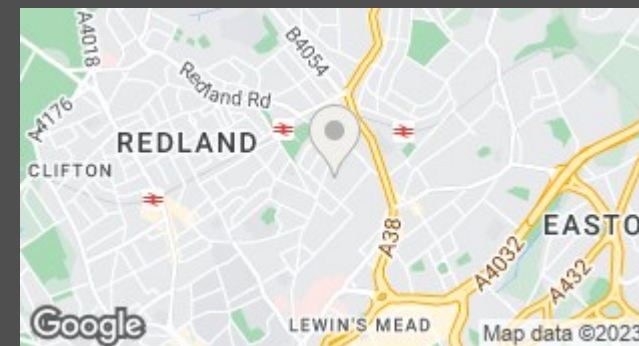
Local Authority: Bristol City Council

**Vendors Onward Position:** The Vendors have informed us that they will be making an onward purchase.

**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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