



FOR SALE

TFF 105 Cotham Brow

Cotham | Bristol | City Of Bristol | BS6 6AS

£300,000


THE PROPERTY OUTLET



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The Property Outlet are delighted to offer to the sales market this fantastic two double bedroom top floor flat situated within the popular area of Cotham. The property is currently rented and can be sold with no onward chain. The accommodation comprises communal entrance hallway, entrance hall, large living/dining room with views over central Bristol, kitchen, two double bedrooms and a bathroom/wc. The property benefits from gas central heating & is situated within walking distance to Bristol City Centre, local amenities, local shops & transport links.

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ROOM DESCRIPTIONS

Communal Entrance

Entrance Hallway

Doors to all rooms.

Living/Dining Room

4.21m (13'10") x 4.56m (15'0")

Glazed sash window to front aspect, radiator & wood effect flooring.

Kitchen

1.80m (5'11") x 3.69m (12'2")

Glazed sash window to front aspect. Refitted wall & base units with worksurfaces over, tiled splashbacks, single bowl single drainer sink unit, electric hob/oven & space for fridge/freezer.

Double Bedroom One

2.91m (9'7") x 4.77m (15'8")

Glazed Window to rear aspect & radiator.

Double Bedroom Two

2.67m (8'10") x 3.97m (13'1")

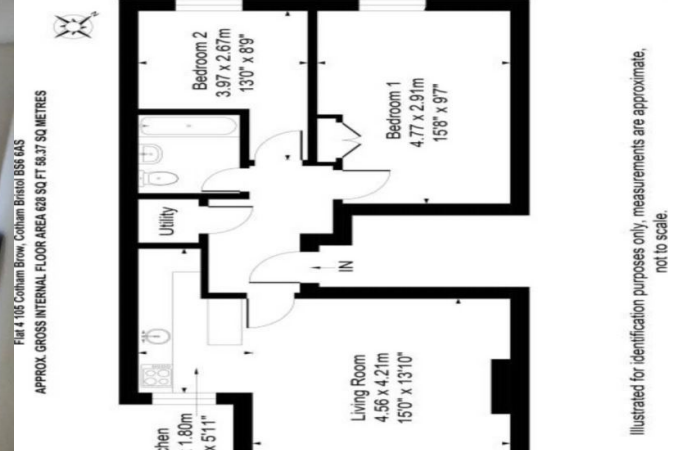
Glazed sash window to rear aspect & radiator.

Bathroom/Wc

White suit comprising panel bath with shower over, low level w/c & pedestal wash hand basin. Tilled walls floor to

Council Tax Band: B

Tenure: Leasehold



Illustrated for identification purposes only, measurements are approximate, not to scale.

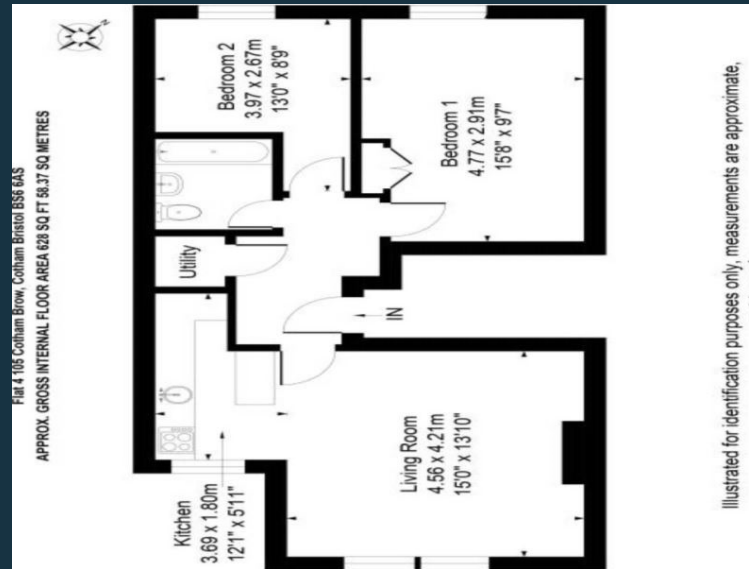
FEATURES

- Two Double Bedrooms
- Kitchen
- Gas Central Heating
- No Onward Chain
- Refitted Bathroom/Wc

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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IMPORTANT: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Prospective purchasers should note that these sales particulars have been prepared as a general guide only. A detailed survey has not been conducted, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are displayed, they are for guidance and illustration purposes only, and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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SCAN TO BOOK

YOUR FREE

MARKET APPRAISAL

