



**SARAH CLARK**  
PROPERTY CONSULTANTS

FLAT 3 |  
HAMBELDON HOUSE, 18-20 COTHAM ROAD,  
BRISTOL, BS6 6DR

This lovely 2 bedroom apartment is in a great location on Cotham Road which is well located for the amenities on both Whiteladies Road and Gloucester Road and is convenient for access to the City Centre.

This well proportioned apartment has a large lounge and kitchen to the front of the property and two good sized double bedrooms to the rear. The property is completed by a modern bathroom and outside there is an allocated parking space.

The property is well presented with neutral decoration and carpet throughout and secondary glazing has been installed for extra help with energy efficiency.

This property would make a lovely home or investment opportunity and is sold with no onward chain.

This is a Leasehold Property - remainder of 999 years.  
Annual Service Charge - £1560  
Annual Ground Rent - £15.75



### Features

- No Onward Chain
- Two Double Bedrooms
- Lounge
- Modern Kitchen
- Modern Bathroom
- Allocated Parking
- Investment Opportunity





### Hallway

Stepping into the hallway you immediately get a sense of how well proportioned this apartment is. There is plenty of space for coats etc and the hallway contains a large cupboard that houses the washing machine and has shelving for very useful storage. A further cupboard provides further storage space which is sometimes lacking in apartments.

### Lounge

16'2" x 14'4" (4.95 x 4.38)

This lovely lounge has windows to the front and side aspect so is a nice bright room. With neutral decoration and carpet this is a great room for relaxing or socialising.

### Kitchen

6'6",177'1" x 14'4" (2,54 x 4.38)

This nicely presented kitchen is situated to the front of the property and has a range of wall and base units, electric double oven and gas hob, dishwasher and space for fridge/freezer.

### Bedroom One

10'7" x 16'7" (3.24 x 5.07)

This large double bedroom situated to the rear of the building has neutral decoration and carpet and window to rear aspect.

### Bedroom Two

10'0" x 9'10" 291'11" (3.06 x 3. 89)

Another good sized double bedroom with window to the rear aspect and with neutral decoration and carpet.

### Bathroom

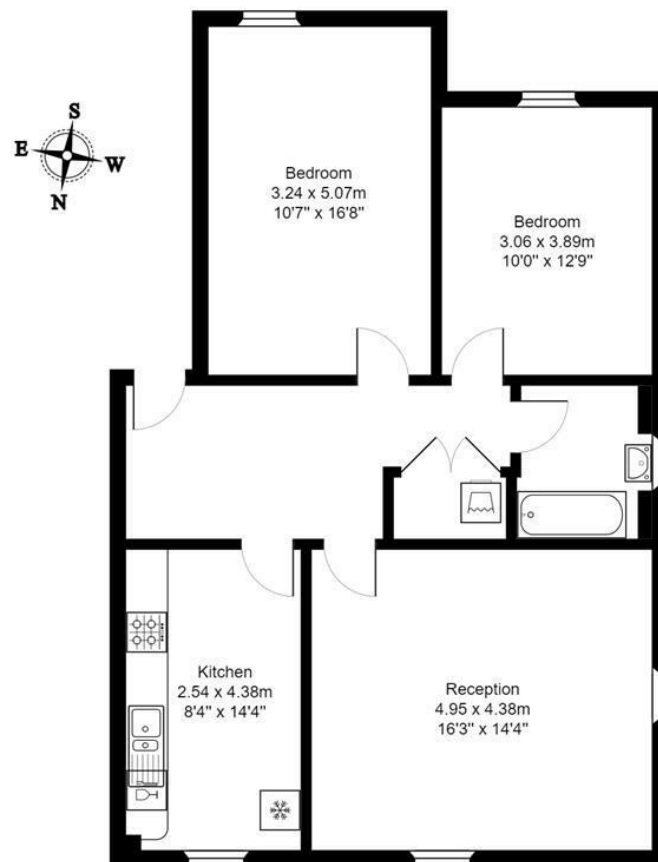
This modern bathroom has a bath with shower over, basin and wc and has a window to the side aspect.

### Outside

Allocated Parking Space



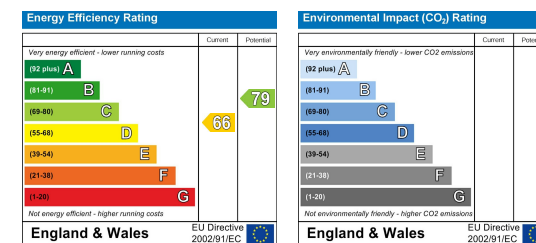
## TENURE LEASEHOLD



First Floor

Total Area: 81.8 m<sup>2</sup> ... 880 ft<sup>2</sup>

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.  
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