



Kingsley Road, Cotham, Bristol BS6
OIRO £325,000

One bedroom hall floor flat | Leasehold

We are in the process of compiling full details, photographs and a floorplan of this converted hall floor flat, which is supremely convenient for Gloucester Road, Cheltenham Road, and a walk or bike ride into town.

Council Tax Band: Band B (£1913.60 per annum 2024/25)

Tenure: Leasehold (954 years)

ACCOMMODATION:

A one-bedroom flat, set on the hall floor of a period semi close to all the amenities of Gloucester and Cheltenham Roads.

Rental Details

This flat has been fetching £10,500 per annum in rent, we understand (please note this has not been formally verified, but sounds very feasible ... we wonder if nowadays it might actually be able to attain more).

Tenure

Leasehold (unexpired portion of 999-year lease dated 1979), subject to an annual rentcharge of £25.

Council Tax Band

Band B (£1913.60 per annum 2024/25).

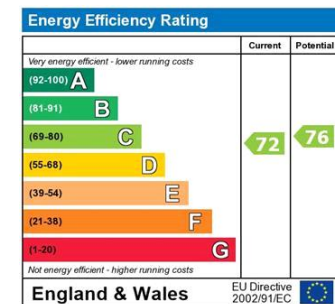
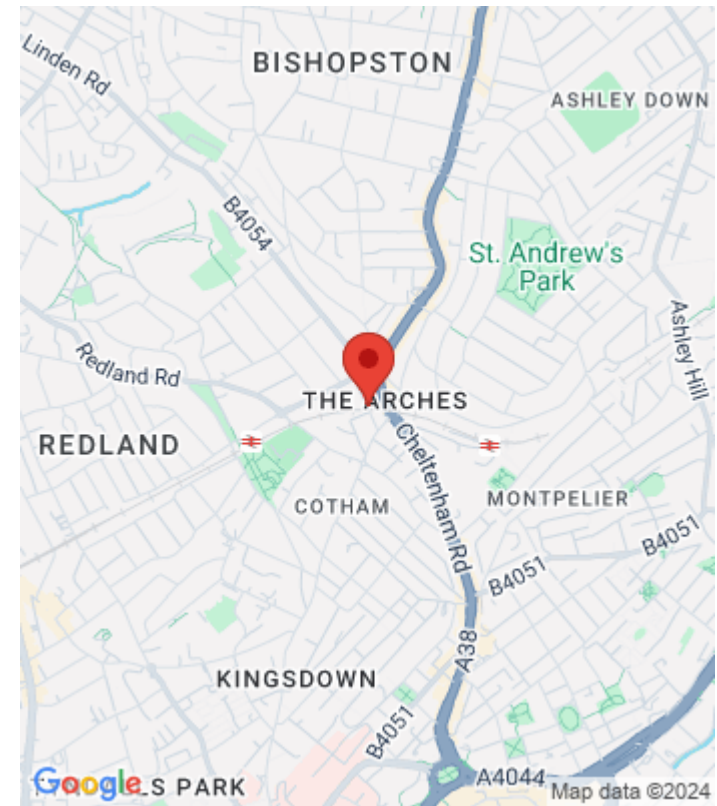
IMPORTANT:

These particulars do not constitute nor form part of any offer of contract, nor may they be regarded as representative. Measurements are approximate. No services, appliances or fittings described in these particulars have in any way been tested by Haighs and it is therefore recommended that any prospective buyer satisfies themselves as to their operating efficiency before proceeding with a purchase. Photographs are used only to give an impression of the general size and style of the property, and it should not be assumed that any items shown within these pictures (internal or external) are to be included in the sale. Prospective purchasers should satisfy themselves of the accuracy of any statements included within these particulars by inspection of the property. Anyone wishing to know specific information about the property is advised to contact Haighs prior to visiting the property, especially if in doing so long distances are to be travelled or inconvenience experienced.

INTERESTED?

If you would like to submit an offer to purchase this property, subject to contract, please contact Haighs. In order for us to process your offer and to give our clients our best advice, we will require evidence of how you intend to fund your proposed purchase, and we may ask you to discuss, without initial cost or obligation, your proposal with an Independent Financial Adviser of our choosing for further verification. Should your offer prove to be acceptable, subject to contract, we will need to see identification documentation in line with Money Laundering Regulations.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only
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