



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

One bedroom hall floor flat | Leasehold

Please don't think the lack of internal photos means this spacious one-bedroom hall floor flat is in a state: it clearly isn't! It's just that it is currently tenanted and we have voluntarily agreed to not broadcast the tenants' belongings all over the net. The flat, which is supremely located close to Gloucester and Cheltenham Roads, and which appears to come with an off-street parking space (please see our disclaimer in the details below) is being sold as part of a deceased estate, and will appeal equally to first-time buyers and buy-to-let investors alike (the current tenants are keen to stay, ensuring an income from Day One).

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

Tenure: Leasehold (954 years)

### **PHOTOS:**

This flat is currently tenanted, so we have agreed to not use internal photographs in order to maintain the occupants' privacy. For this same reason we will not allow viewers to take photos or videos when they view, and we will appreciate your respect of this rule. Thank you.

### **COMMUNAL:**

Hallway with half-glazed front door; door into...

### **Lobby**

w: 7' 7" x l: 2' 8" (w: 2.31m x l: 0.81m)

Coats rack; doorway into built-in understairs storage recess with shelving.

### **Bathroom**

w: 6' 10" x l: 6' 1" (w: 2.08m x l: 1.85m)

Reinforced frosted glass panel from Communal Hall for borrowed light; white suite; panelled shower bath with tiled surround, glazed screen, mixer tap and shower; cabinet with countersunk wash basin, w.c. with concealed cistern, and tiled splashbacks; tiled floor; heated towel rail; extractor fan.

### **Lounge**

w: 13' 7" x l: 10' 7" (w: 4.14m x l: 3.23m)

Large square-bay sash windows to rear; period-style fire surround and mantelshelf; cornice; laminate floor; doorway into...

### **Kitchen**

w: 6' 6" x l: 7' 1" (w: 1.98m x l: 2.16m)

Partly frosted double-glazed window to rear; range of fitted base and wall units, in white, with black granite-effect textured worktops and tiled splashbacks; built-in Lamona electric ceramic hob, with stainless steel splashback and matching chimney hood; built-in Simfer electric oven; inset single-bowl single-drainer stainless steel sink with mixer tap; plumbing for washing machine; Ideal gas-fired combi boiler; tiled floor.

### **Inner Hallway**

w: 3' 8" x l: 6' 4" (w: 1.12m x l: 1.93m)

Fitted cupboards in white with pale grey quartz-effect surfaces; laminate floor; door into...

### **Bedroom**

w: 16' 5" x l: 13' 9" (w: 5m x l: 4.19m)

Large partly frosted square-bay sash window to front; cornice; laminate floor; double radiator.

### **EXTERNAL:**

#### **Parking**

We have been led to believe that the driveway at the front of the property is for the use of this flat, but we strongly recommend you ask your legal representative to check this.

### **GENERAL:**

#### **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.

#### **Service Charge**

We have requested information on this.

**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.

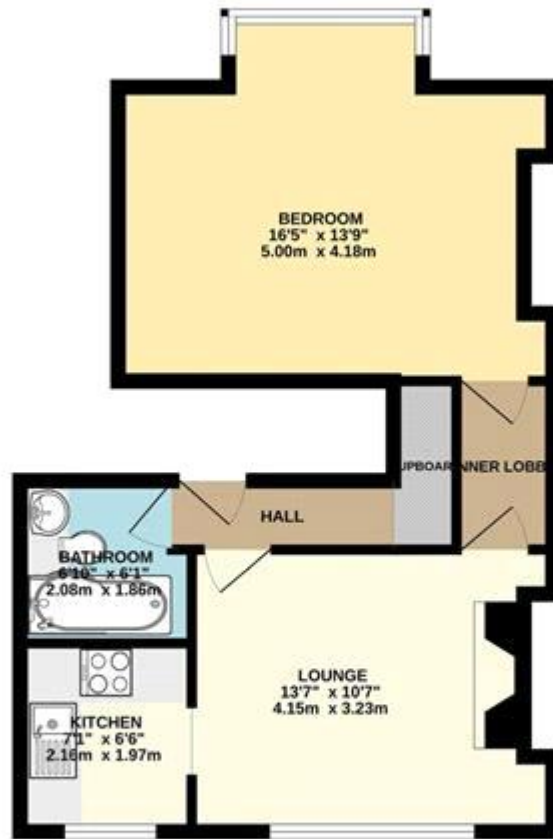
**INTERESTED?**

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.



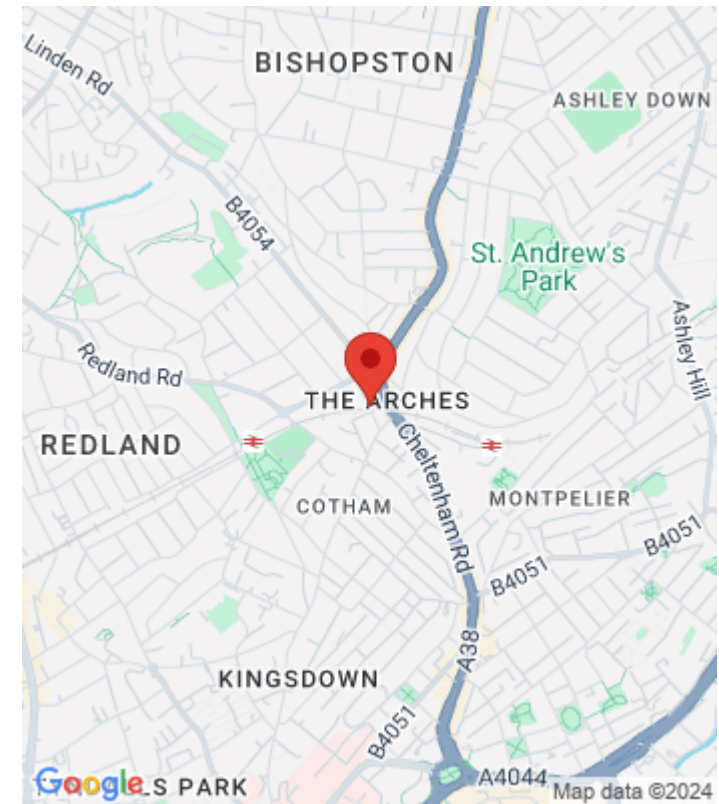
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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.

GROUND FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA - 466 sq ft (43.3 sq m) approx.

While every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.