



HOPEWELL

SALES

£325,000 Leasehold



Springfield Road, Bristol BS6 5SW

## PROPERTY DESCRIPTION

### The Property-

Presenting an exquisite flat featuring three bedrooms, a spacious living room, a separate kitchen, and a well-appointed bathroom, all accessible from a generously proportioned central hallway. Additionally, this residence boasts a separate utility area accessible from the bathroom, enhancing its practicality and convenience. Positioned on the ground floor, the flat benefits from a private entrance, ensuring privacy and exclusivity for its occupants. Situated serenely where Springfield Road intersects Ninetree Hill—a tranquil locale characterized by its no-through road configuration—this property offers a serene living environment. Local residents have the option to obtain parking permits for on-street parking, adding to the convenience of urban living. Recently refurbished with newly fitted carpets throughout, this flat exemplifies modern comfort and style. Moreover, the inclusion of fibre-optic internet cables extended in every room, including the lounge/living room, ensures seamless connectivity for contemporary lifestyles.

### Location-

Set of a quiet road situated on the borders of Cotham and Montpelier, two popular areas of Bristol. Residents of Springfield Road are within close reach of shops and cafés of Cheltenham and Gloucester Road, such as Emmeline and The Crafty Egg as well as the smaller high streets such as Picton Street and Chandos Road, which offer their own selection of popular independent bars and eateries, such as the well-regarded Bristolian Café on Picton Street. For commuters, Springfield Road is extremely well placed for a short walk or cycle in Bristol City Centre. Buses run frequently up and down the A38 and train transport is available across the city via nearby Montpelier and Redland train stations. For those looking for access to green space, the house is just a short walk from Cotham Gardens and St Andrews Park, whilst the larger expanse of the Downs is also just a short distance away.

### Lease Information-

Remaining lease tenure: 966 years. Monthly management charge: £75. Annual ground rent: £20.

### Agents notes-

This property has undergone comprehensive damp proofing measures to ensure long-term structural integrity and inhabitant comfort. With wall tanking implemented to mitigate water ingress, a robust impermeable waterproof barrier has been established on internal walls, guaranteeing protection against moisture-related issues and is accompanied by a 10-year guarantee, underscoring the commitment to quality and peace of mind for prospective buyers.

## FEATURES

- Chain Free
- New Gas Combi Boiler In November 2021 With 5 year Warranty
- 3 Bedroom Flat
- Private Entrance
- Residents Parking Scheme
- Fibre-optic internet
- Quiet Sough after location
- Ideal for Investment with achievable rent of £21,600 per annum



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	77
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## ROOM DESCRIPTIONS

**Lobby**

**Hallway**

**Lounge**

13'11 x 12'4 (4.2m x 3.8m)

**Kitchen**

10'7 x 5'5 (3.2m x 1.6m)

**Bedroom 1**

17'6 x 8'8 (5.3m x 2.6m)

**Bedroom 2**

13'9 x 12'8 (4.2m x 3.9m)

**Bedroom 3**

10'11 x 6'2 (3.3m x 1.9m)

**Bathroom**

8'8 x 5'9 (2.6m x 1.8m)

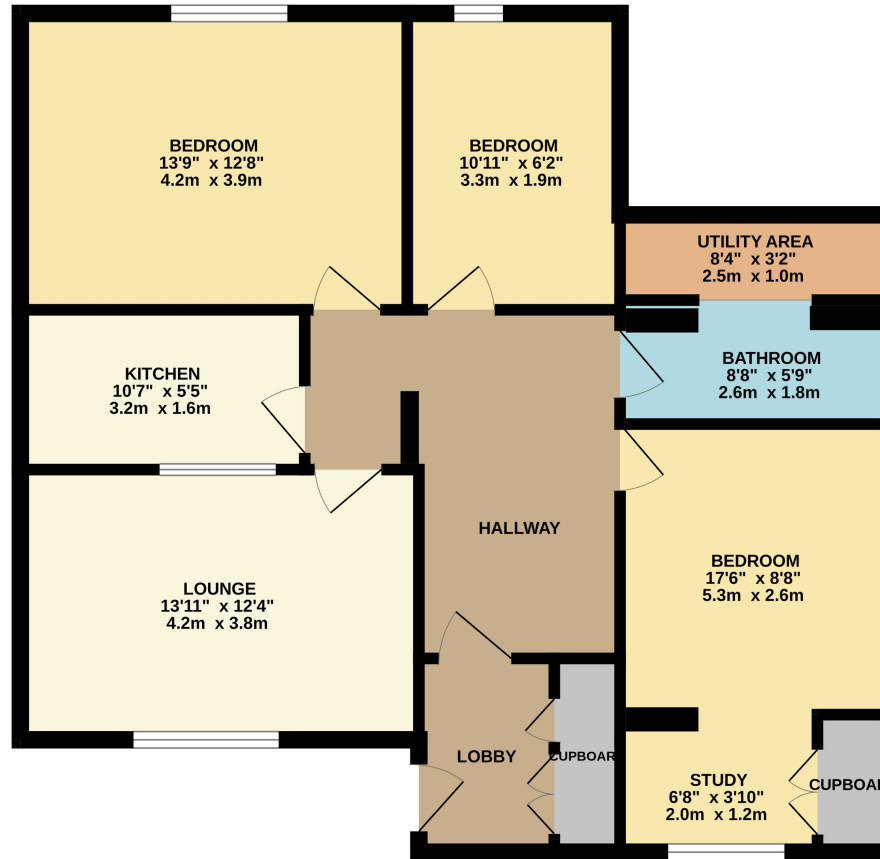
**Utility Area**

8'4 x 3'2 (2.5m x 1.0m)



# FLOORPLAN

## GROUND FLOOR



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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