

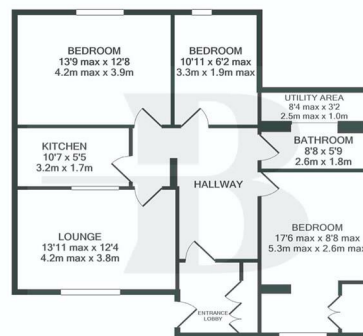


**Boardwalk**

**Springfield Road**  
COTHAM

APPROXIMATE FLOOR AREA  
66.63 SQM / 717.19 SQFT

BOOK A VIEWING  
0176 532 945  
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**Boardwalk**



‘We bought this property because it is within walking distance of anything we could ever need. It is close to the supermarkets, pubs, clubs, restaurant, the city centre, the bus stop, the temples, the mosque, the church, the barber shop and university library. Furthermore, the hospital is only a 10 minute walk away.

But the general idea is that genuinely everything is at our doorstep or waking distance and this has been amazing’

Springfield Road is 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 café's 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.

The flat itself offers three bedrooms, living room, separate kitchen and bathroom all off of a spacious central hallway. From the bathroom, the flat also offers a separate utility area. The flat is situated on the ground floor with its own private entrance. The home is in a quiet position, near where Springfield Road meets Ninetree Hill – a no-through road, making this a peaceful spot. Parking permits are available to local residents for parking on street. The flat has newly fitted carpets through and fibre-optic internet cables extended in every room and in the lounge/living room.

The flat is offered to the market with no onward chain and the seller has already begun shortlisting his solicitors, ready to instruct as soon as an offer has been accepted.

The sellers have informed us that the lease length is 999 years from 1987, with a management charge of £75 per month

Council tax band B



£350,000



Bristol, BS6 5SW



2 Bedrooms



1 Bathrooms

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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