



32 Cotham Park, BS6 6BY

Cotham





A simply stunning 2 double bedroom hall floor flat with 12ft high ceilings, many period features including original doors and working shutters, direct access to a very large lawned communal rear garden and allocated off-street parking space.

Set within a fine period building on Cotham Park, this wonderful property has a central dining hallway with wooden flooring, under stair storage and further storage, leading to an impressive 22ft x 16ft front facing living room with marble fireplace Victorian bay window with southerly aspect.

The beautiful, rear facing master bedroom is 22ft1 x 16ft2, with feature fireplace and bay window providing pleasant views of the communal garden. Bedroom 2 is also a decent size, rear facing and has useful built-in storage and leafy views.

The modern separate kitchen has wooden flooring, double glazed front and side windows and space for a breakfast table.

The attractive tiled bathroom has a white suite, airing cupboard housing a Worcester gas combination boiler, double glazed window and glass door providing direct access to the generously proportioned communal garden.

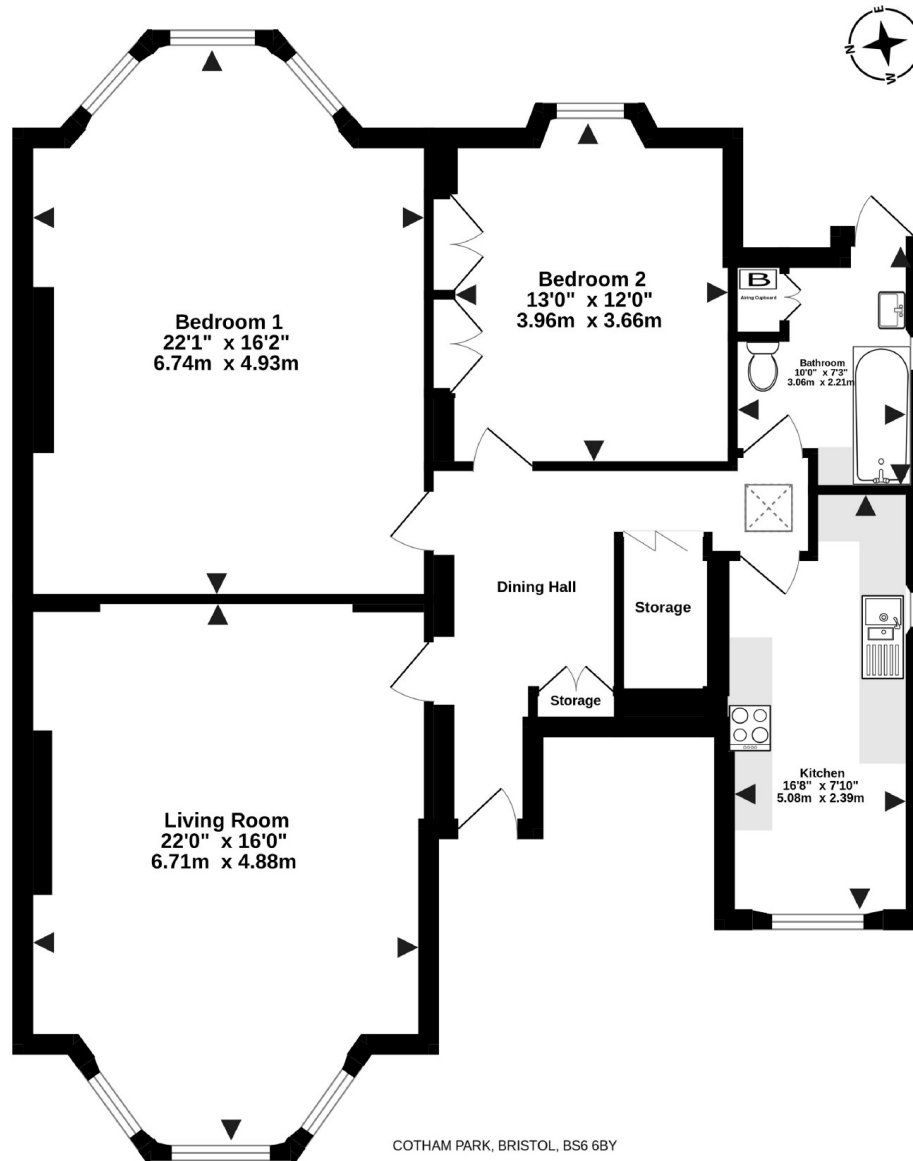
To the front of the building is an allocated-off street parking space (outside the adjacent number 34). This property is also set within the Cotham Residents Parking Zone.

No onward chain.

- Cotham Park • Living room with sunny aspect • 2 double bedrooms • Modern separate kitchen • Period features/working shutters • Direct access to large communal garden • Allocated parking space • 107 square metres • EPC - TBC •



## HALL FLOOR



COTHAM PARK, BRISTOL, BS6 6BY

TOTAL FLOOR AREA : 1151sq.ft. (106.9 sq.m.) approx.

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.  
Made with Metropix ©2023





## Cotham - Guide price £550,000

### 2 Bed Flat

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



**Clifton Branch**  
187 Whiteladies Road, Clifton, Bristol, BS8 2RY  
Call: 0117 9466007  
Mail: [cliftonsales@oceanhome.co.uk](mailto:cliftonsales@oceanhome.co.uk)  
Search: [www.oceanhome.co.uk](http://www.oceanhome.co.uk)