



£415,000

6 Cotham Side, Cotham, Bristol, BS6 5TP

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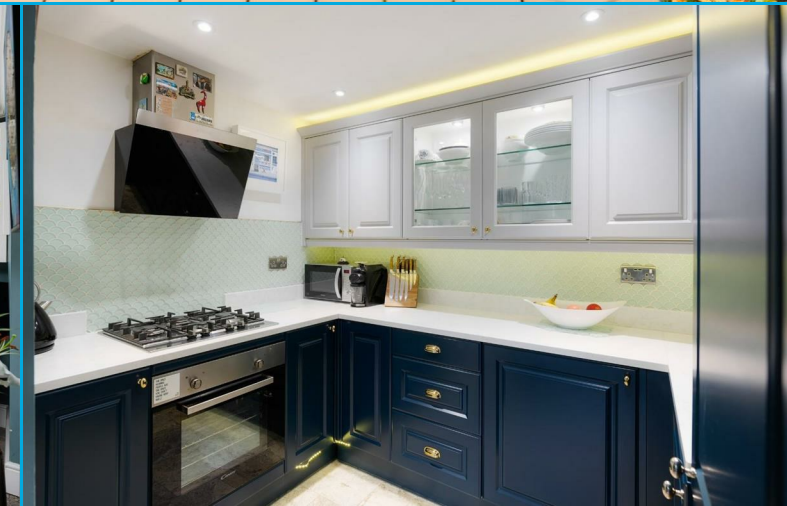
An exceptional garden apartment in a central Cotham location. The property has a private section of rear garden, a secluded, sunny front garden and its own entrance, leading directly into the property.

The accommodation comprises a living room with a bay with double glazed sash windows and a chimney breast opening with an exposed brick arch with a cast iron log burner set within. This beautiful room is finished off with ceiling coving and a slate tiled floor. An archway connects the kitchen at the rear which has been fitted with a range of striking navy blue base units and light grey wall units above with scallop glass tiles bridging the space between. The kitchen has a range of integrated appliances, an undermount ceramic sink and a smartly fitted composite worktop.

A hallway links the rear of the property with two adjacent bedrooms. The master bedroom has two fitted wardrobes and a fireplace opening with a brick archway. The room is carpeted with a double glazed sash window looking through the glass box extension to the garden beyond. Next door, the second bedroom is also carpeted and has a sash window facing the garden.

A stylish shower room is positioned centrally off the hallway and is fitted with a shower with raindrop shower head and glass screen, a close coupled w/c and a traditional style wall hung basin. The floor is tiled, while the walls have metro brick tiling and there is a heated towel rail.

Externally the property owns a private section of the back garden which is adjacent to the house. This has been beautifully landscaped with porcelain outdoor tiles and a sleek glass box conservatory. This eye catching design creates a great outdoor room with a low profile aluminum frame allowing a strong visual



connection from inside to out. A patio spreads across the lower level with well placed under lighting on the wall dividing both levels. Steps lead up to a communal garden shared between the four apartments within the building and is laid with a well maintained lawn with a planted border and a useful storage shed. A pathway links to the front of the property where there is a private, south west facing garden which has a lawn and is secluded from the road by mature greenery.

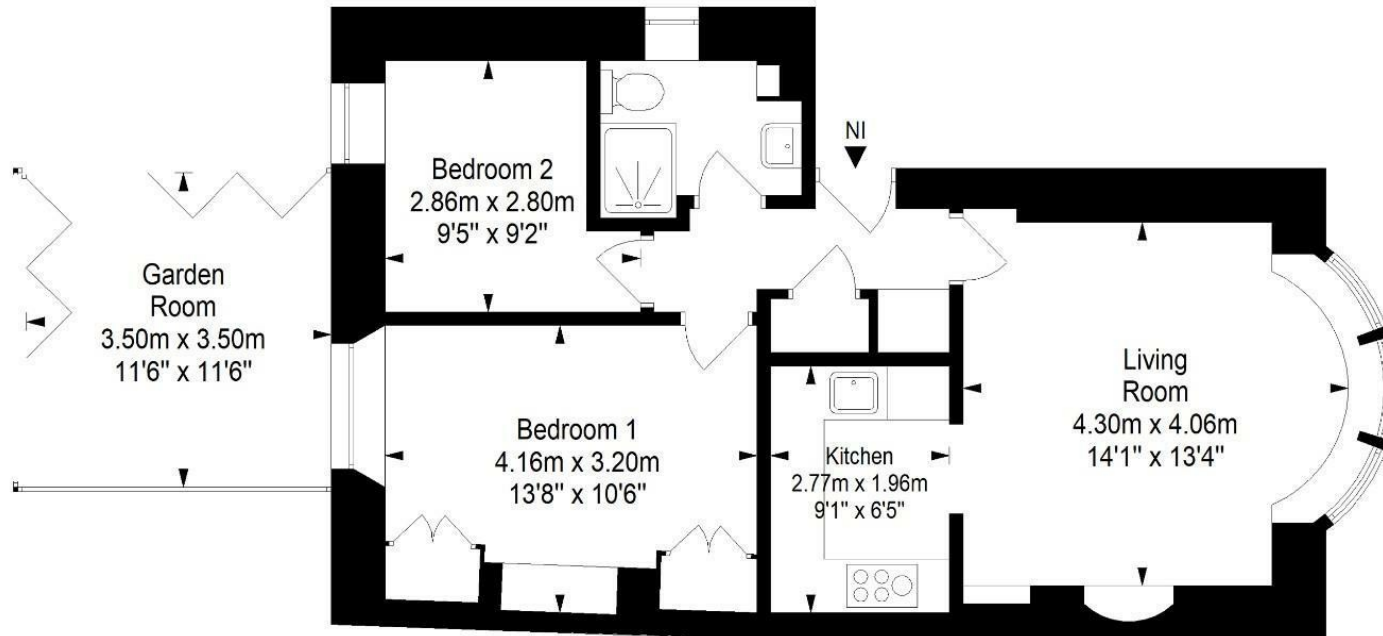
This is a lovely, well finished home in a great location.





Garden Flat, Cotham Side, Cotham, BS6 5TP

Approximate Gross Internal Area = 52.9 sq m/ 569.4 sq ft
(Excludes Garden Room)



This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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