



£325,000

Flat 5 Elmgrove Park, Cotham, Bristol, BS6 6AT

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## Flat 5 Elmgrove Park Cotham, Bristol, BS6 6AT

A light and bright top floor flat with an allocated parking space, in a quiet cul-de-sac location.

Built in the 1990's this modern, purpose built property is low maintenance with a practical layout. The accommodation comprises a living room with three double glazed windows which have far reaching rooftop views. The spacious kitchen is fitted with a range of contemporary units, integrated oven and hob, tiled splash back and has space for a table.

The property has two double bedrooms which are both carpeted and have space for wardrobes. A stylish and fresh bathroom completes the property which is fitted with a white suite including a bath with electric shower over and underfloor heating.

Set within a block of 6 flats, this property has an allocated parking space and is in easy reach of Cotham Gardens, Redland Train station and Bannatyne Health Club and Spa. Many popular shops, cafes and restaurants are a short walk away on Chandos, Zetland and Gloucester Road.

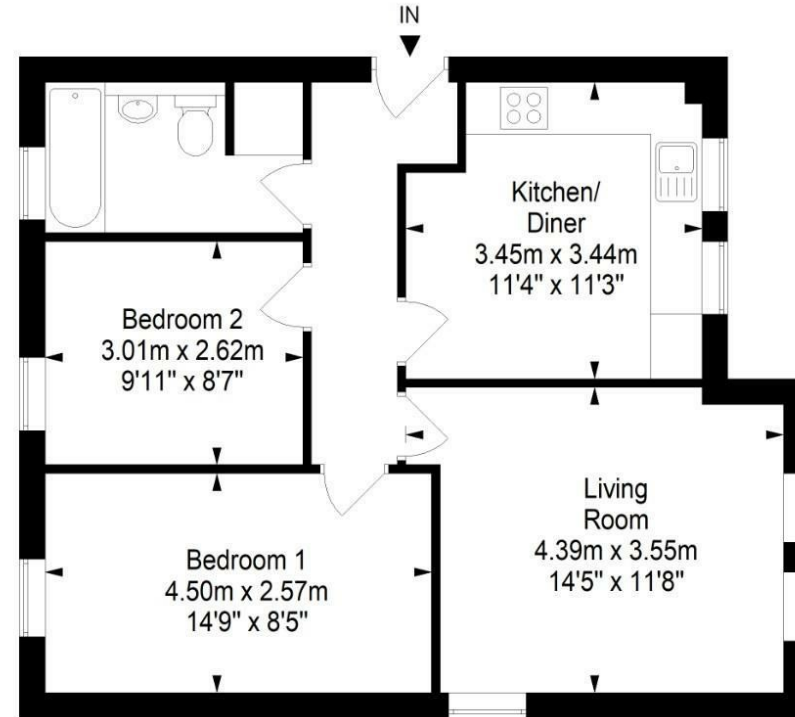






# First Floor Flat, Elmgrove Park, Cotham, Bristol, BS6 6AT

Approximate Gross Internal Area = 57.6 sq m/ 620.0 sq ft



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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(82 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>69</b>	<b>71</b>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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