



£350,000

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## 29 Sydenham Road Cotham, Bristol, BS6 5SJ

Set within a fine Grade II listed Victorian building in Cotham, this hall-floor flat presents beautifully with many original character features present.

From the front door, a communal hallway leads to the flat's private entrance.

Step inside and you are presented with a living room that has high ceilings with decorative cornicing and an ornate fireplace. A large central bay with three panel glazed sash windows offers a raised outlook onto the manicured communal back garden below.

This room is an excellent space for socialising given the open plan arrangement between kitchen, living and dining.

The kitchen features oak worktops, lots of storage space and built in appliances including an electric oven, gas hob and dishwasher.

From the kitchen area, a pocket door opens onto a tiled shower room with a utility area. A large sash window at the end of the room lights up the space. There is a



shower with a sliding door, heated towel rail and a vanity unit with a built in wash basin storage below and a w.c. There is a built in space with plumbing to house a washing machine.

Take the hallway that links the back of the flat to the front and you will find a useful storage cupboard on the way to the bedrooms.

The two double rooms both have front facing aspects onto the quiet street scene out front.

Both rooms have ceiling cornice, beautiful sash windows and handy built in storage cupboards above the doorways.

Externally, the communal garden is accessed via the communal staircase leading down through the building, a hallway then leads to a back door onto the garden. The gardens are beautifully looked after with a range of mature shrubs, trees and flowering plants.

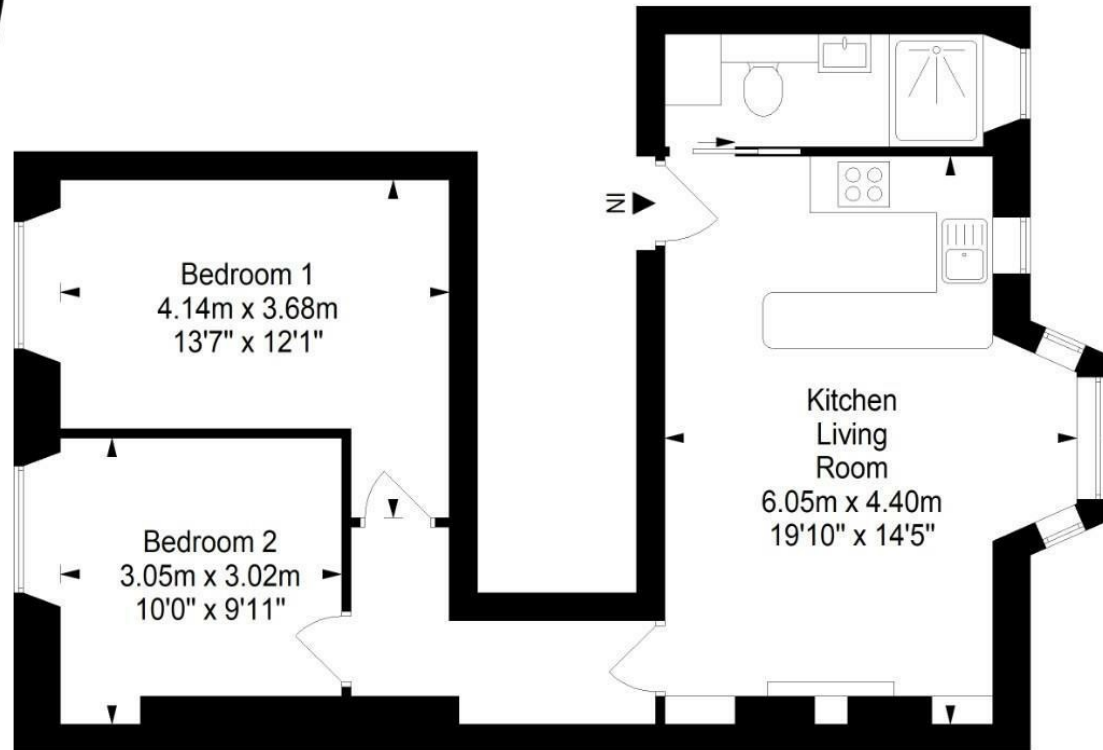
This smartly presented property is located less than 1 mile from the city centre and is in easy reach of some of Bristol's best amenities.





## Hall Floor Flat, Sydenham Road, Cotham, Bristol, BS6 5SJ

Approximate Gross Internal Area = 55.0 sq m/ 592.0 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	
	80		
	65		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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