



£312,500

97 Cotham Brow, Cotham, Bristol, BS6 6AS

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97 Cotham Brow Cotham, Bristol, BS6 6AS

A light and bright top floor flat set within this period building which is in easy reach of popular shops, cafes and restaurants. There is use of a shared parking area at the rear while the property is offered for sale with no onward chain.

The accommodation comprises an open plan living/ kitchen room with two double glazed windows to the front aspect. The kitchen is fitted with a range of modern shaker style units with integrated appliances and a tiled splash back. The living area is carpeted with built-in book shelving, while there is room for both a sofa and dining table.

A hallway with a sky light window connects the rear of the property with two adjacent bedrooms. Both rooms are freshly decorated, carpeted and have windows to the back aspect. To complete the property a shower room is accessed off the hallway and is fitted with a contemporary white suite and wall tiles. There is a raindrop shower head and velux window above.

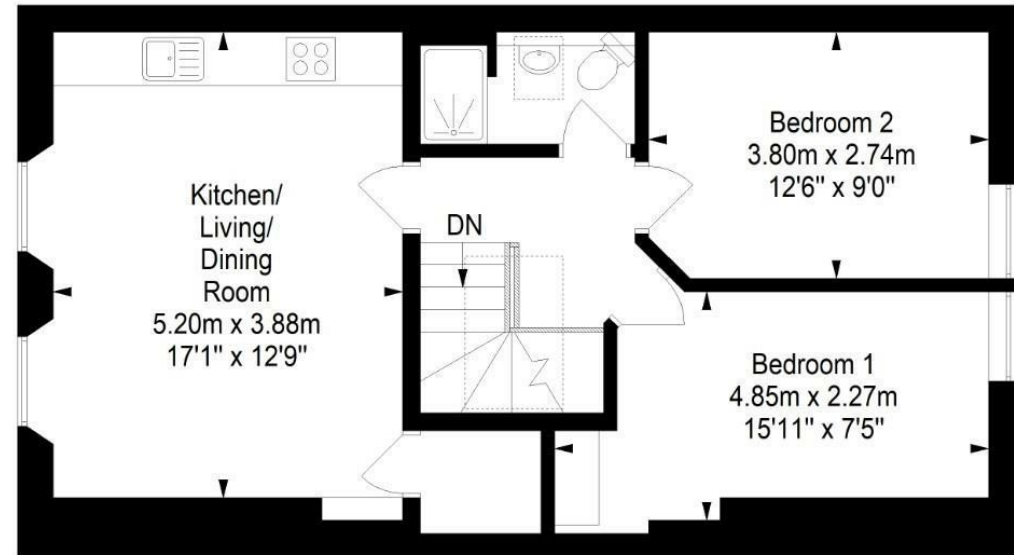
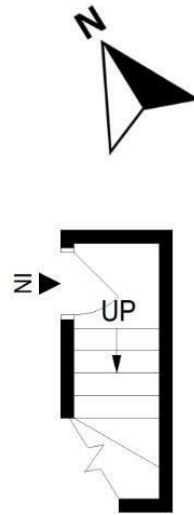
This is a lovely home well located within 1 mile of the city centre while providing good access to both Gloucester and Whiteladies Road.





Top Floor Flat, Cotham Brow, Bristol, BS6 6AS

Approximate Gross Internal Area = 59.0 sq m/ 635.1 sq ft



First Floor
Entrance

Second Floor

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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(61-81) B	
(69-80) C		(50-60) C	
(55-68) D		(39-49) D	
(39-54) E		(21-38) E	
(21-38) F		(1-20) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
69	79		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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