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£365,000

56 Cotham Road, Cotham, Bristol, BS6 6DW

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56 Cotham Road, Cotham, Bristol, BS6 6DW

A first-floor flat forming part of an elegant bath stone building in Cotham.

This light and bright apartment benefits from high ceilings which contribute to the feeling of spaciousness.

The accommodation comprises a private entrance on the first floor accessed from the communal hallway and staircase.

There is a large living room with a south-facing aspect with an outlook onto the gardens of the neighbouring properties below. There is a character fireplace and space for a dining table in front of the window.

A doorway leads through into the kitchen/diner. The kitchen features modern kitchen units, quartz effect worktops and integrated appliances including an oven, gas hob, fridge, freezer, and washing machine. The room is a good size and has space for a dining table and chairs in the window with a view.

The master bedroom features a character fireplace and has a large window from floor level, with an elevated outlook to the front of the property.

Next door, the second bedroom shares a front-facing aspect and is another double room with a character fireplace.



The bathroom is tiled floor to ceiling and features a window onto the side elevation. A modern suite includes a bath with a shower above, a vanity unit with a washbasin, a heated towel rail and a toilet.

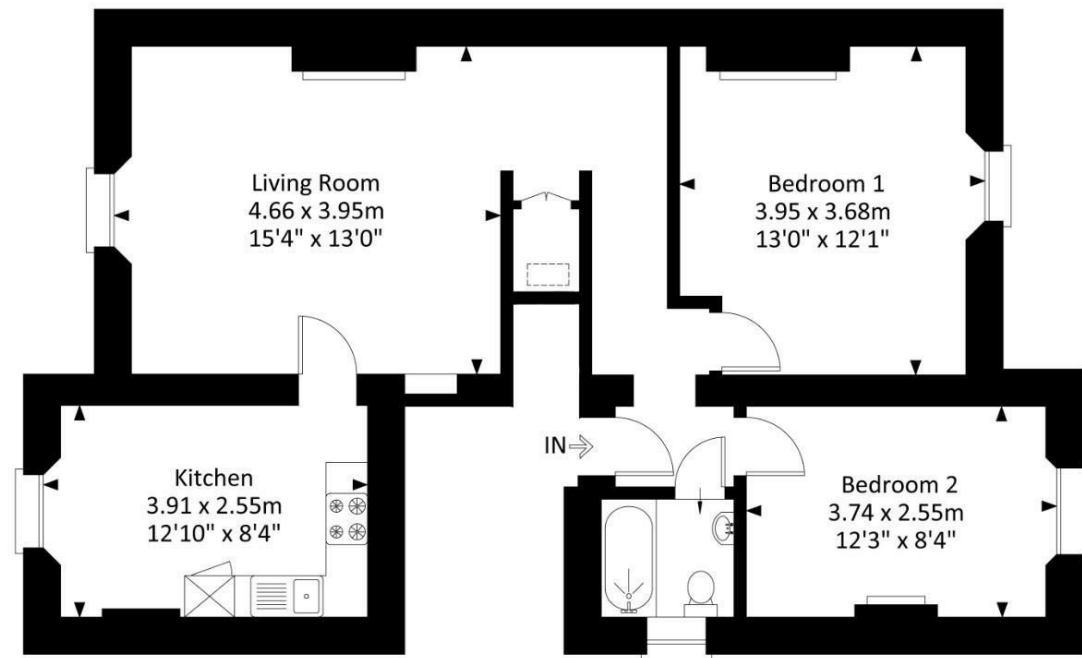
This spacious and smartly presented apartment benefits from a central location providing easy walking access to Gloucester Road, Whiteladies Road, Cabot Circus and the city centre.

Located within Cotham residents parking zone.



First Floor Flat, Cotham Road, Cotham, Bristol, BS6 6DW

Approximate Gross Internal Area = 64.23 sq m / 691.36 sq ft



First Floor

Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 