



£365,000

56 Cotham Road, Cotham, Bristol, BS6 6DW

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX

Tel: 0117 370 0557

Email: clifton@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

56 Cotham Road
Cotham, Bristol, BS6 6DW

A stylish top-floor flat set within an attractive bath stone building on Cotham Road.

This spacious apartment has elevated views across Cotham and the surrounding area.

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

There is a large living room with a south-facing aspect with a pleasant outlook across the rooftops of neighbouring houses in this quiet part of Cotham.

Across the landing and down the hallway, the kitchen/diner features modern kitchen units, quartz effect worktops and integrated appliances including an oven, gas hob, fridge, freezer, and washing machine. The room is a great size and has plenty of room space for a dining table and chairs.

The master bedroom features an art deco fireplace and an elevated outlook across the treetops of Cotham Road.

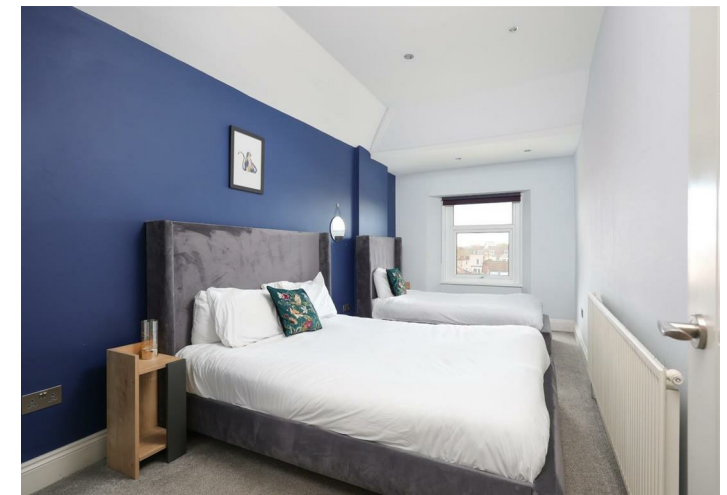
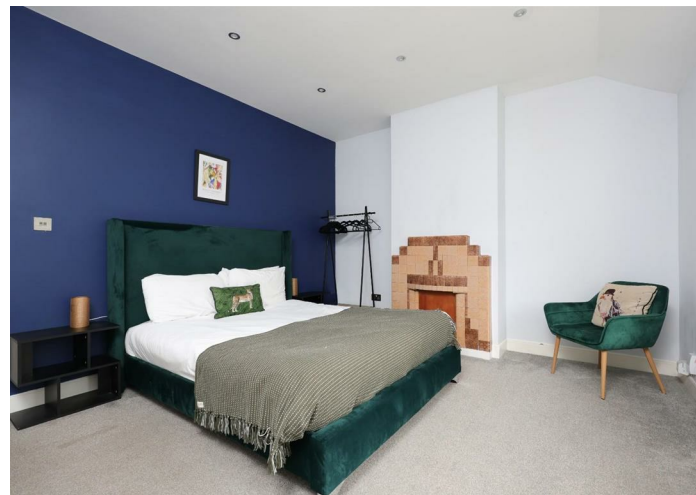
The second bedroom has a rear facing



aspect and is another spacious double room.

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

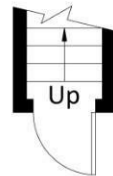
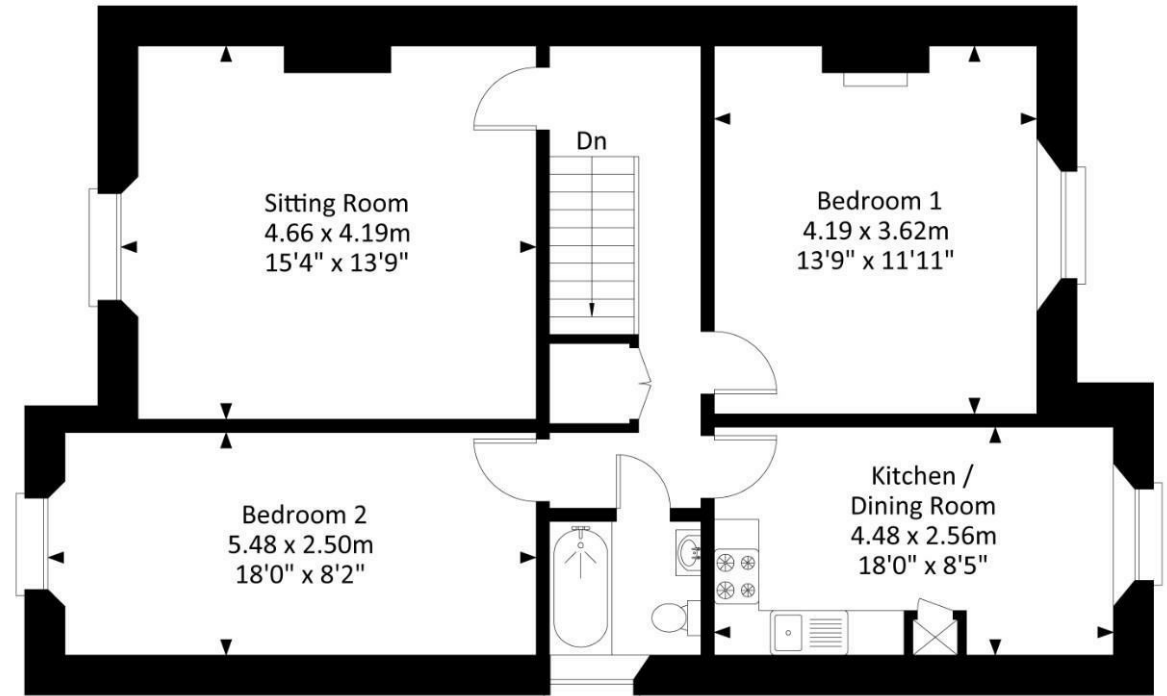
This spacious and smartly presented apartment benefits from a very central location providing easy walking access to Gloucester Road, Whiteladies Road, Cabot Circus and the city centre. Located within Cotham residents parking zone.





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


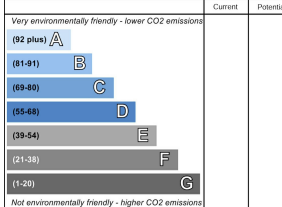
Approximate Gross Internal Area = 74.53 sq m / 802.23 sq ft



First Floor

Second Floor

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
 <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	79	 <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(82 plus) A</p> <p>(61-81) B</p> <p>(40-60) C</p> <p>(21-38) D</p> <p>(9-20) E</p> <p>(1-20) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Disclaimer: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.