



£325,000

30 Arley Hill, Cotham, Bristol, BS6 5PR

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30 Arley Hill Cotham, Bristol, BS6 5PR

A light and bright top floor apartment within 1/2 mile of the city centre.

This well presented two bedroom home is offered with no onward chain and has been recently redecorated and carpeted.

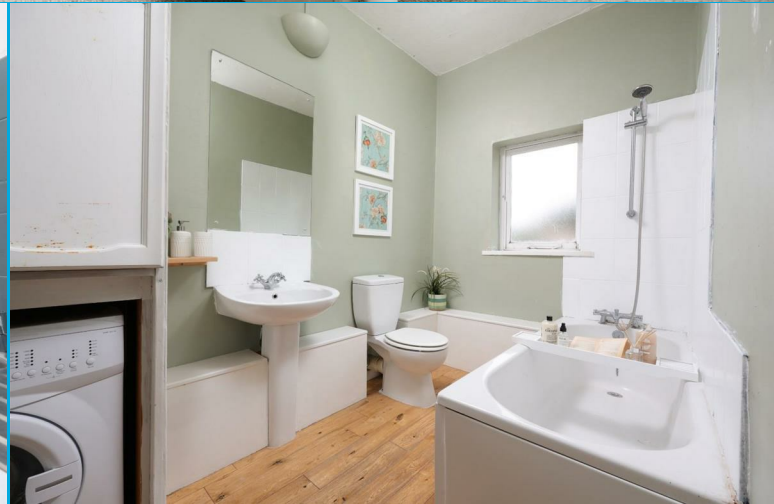
The front door leads into a communal entrance hallway with stairs that lead up to the top floor of the building. The dual aspect living room has ceiling coving and panel glazed sash windows to the front and side aspect. With a south/ east orientation this uplifting room gets plenty of natural light and has far reaching rooftop views.

The adjacent kitchen is fitted with a range of base units with integrated gas hob, electric oven and an engineered wood floor. Beyond, the master bedroom has been recently carpeted and decorated and has a large sash window facing the rear. The second bedroom sits on the opposite side of the hallway and is also neatly decorated, newly carpeted and has a window facing the front.

To complete the property the bathroom is fitted with a simple white suite comprising a bath with shower over, close coupled w/c, pedestal hand wash basin and a utility cupboard with a washing machine.

This well located property is in a great spot in easy reach of a range of popular cafes, restaurants and bars. At the rear is a shared parking area accessed from Gibson Road behind.

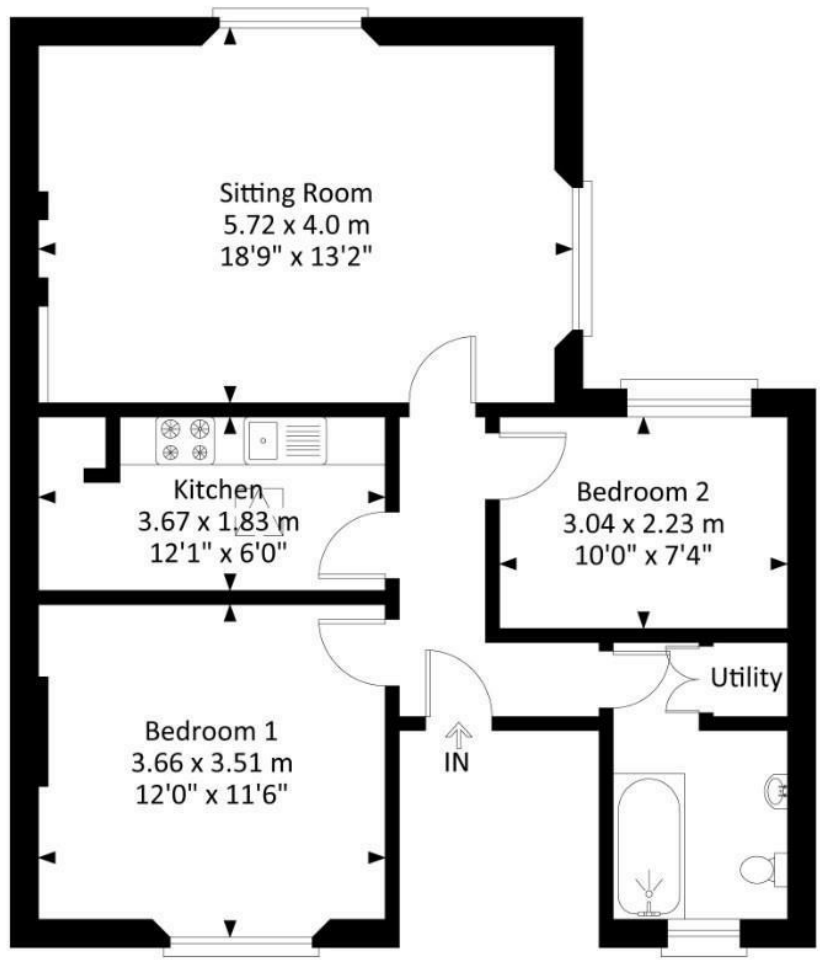
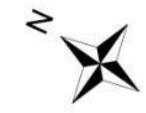






Flat 4, 30 Arley Hill, Cotham, Bristol, BS6 5PR

Approximate Gross Internal Area = 58.13 sq m / 625.70 sq ft



Second Floor

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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