

GARDEN FLAT
No 53
COTHAM ROAD

£475,000

Garden Flat, 53 Cotham Road, Cotham, Bristol, BS6 6DN

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Garden Flat, 53 Cotham Road Cotham, Bristol, BS6 6DN

An exceptional and elegant two double bedroom garden apartment, set within a grand and imposing Grade II listed building in the heart of Cotham. The property has been carefully renovated to a very high standard throughout, perfectly combining the original period features with modern and contemporary decor.

The key features include a private entrance, open plan kitchen and living space, private garden, off street parking and a garage.

Accommodation comprises; Private entrance into the garden which leads down steps into a private garden and the front door of the apartment. Inside, the property welcomes you into the impressive open plan kitchen, living and dining space with a lovely curved bay with original sash windows. The stylish kitchen is complete with dark blue base units, contrasting white quartz work surface with breakfast bar, integrated appliances, wine cooler, and satin brass fittings. The living space is centred around the chimney breast and wood burning stove, and there is also space to include office and dining areas. This wonderful room is complete with a natural stone tiled floor which runs throughout the property.

The bedrooms are divided by a crisp and bright, metro brick tiled bathroom which is fitted with a modern white suite including a large power shower with chrome fittings. There is underfloor heating and also space and plumbing for a washer / dryer.

The cosy master bedroom is located at the rear of the property includes tongue and groove feature walls and spotlights, whilst the second bedroom adjoins the main living space and enjoys a pleasant outlook onto the private garden.

Outside the property offers a number of key features



and benefits which include the private entrance, a landscaped garden with a paved courtyard, well maintained lawn, large patio seating area, perimeter flower beds, an allocated parking space and a single garage.

In summary, the garden flat at 53 Cotham Road is a stunning example of a period garden apartment. The property is presented to a very high standard and is in an elevated position which feels light and open. This location is perfectly positioned in easy access of Gloucester Road, Whiteladies Road, the city centre. Redland and Montpelier train stations are close by, as is Cotham Gardens park and playground.

Offered with no onward chain.





Cotham Road

Approximate Gross Internal Area = 74.3 sq m / 800 sq ft
Garage = 14.6 sq m / 157 sq ft
Total = 88.9 sq m / 957 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID608087)



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