



£375,000

47 Redland Road, Cotham, Bristol, BS6 6AG

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

Tel: 0117 370 0557

Email: clifton@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

47 Redland Road Cotham, Bristol, BS6 6AG

A spacious and smartly presented two-bedroom flat forming part of a bathstone Victorian house conversion in Cotham.

Occupying the top floor of the building, the flat benefits from an elevated outlook across the rooftops and treetops of the surrounding area.

Enter the main front door and follow the communal staircase up to the first floor where the top floor flat's private entrance and staircase are located.

Once inside the flat, ascend the stairs to the top floor landing and central hallway.

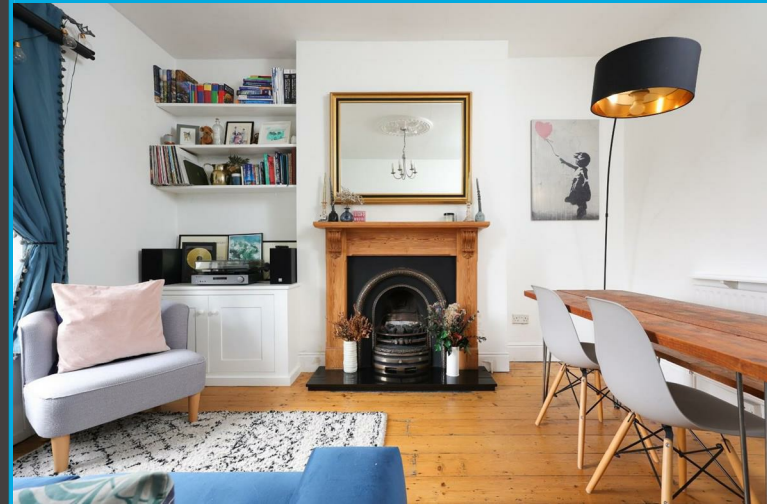
At the rear of the property, a living/dining room with an adjacent kitchen has an elevated rear-facing aspect with an outlook across neighbouring rooftops and treetops of the back gardens.

The living room has beautiful original floorboards, sash windows, fireplace, picture rails, ceiling rose and alcove storage.

The kitchen is modern and nicely finished with white cabinetry, light worktops and contrasting deep blue fire-glazed tiles. There is a breakfast bar, integrated oven, induction hob and dishwasher, as well as space for a washing machine and freestanding fridge/freezer. The room's large panel-glazed sash window allows natural light to flood the space.

The bedrooms are located across the hall and are front-facing with a charming outlook across to Cornerstone Church through the panel-glazed sash windows.

Both bedrooms are generous double rooms, almost equal in size and receive wonderful afternoon sun due



to their south-facing orientation.

Both rooms feature ceiling cornice detail, picture rails and ceiling roses.

The second bedroom is arranged as a separate living room with a fold-out sofa bed.

The bathroom receives lots of natural light courtesy of its large window. The room features geometric tiled flooring, white metro tiles on the walls, a freestanding claw foot bath with a rainwater shower head, pedestal basin, toilet and traditional style heated towel rail.

From the landing area, a large loft space is accessible providing great storage.

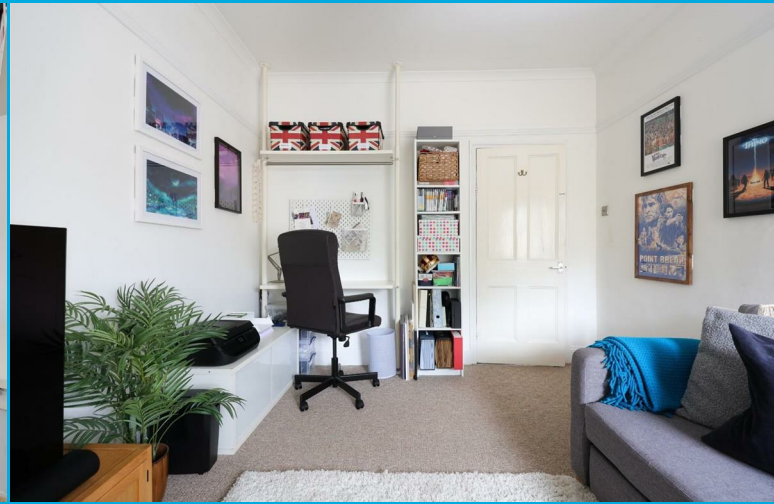
Externally, the flat owns the rearmost section of the back garden- a rare find for a top-floor flat.

Arranged across two tiers, it's a generous space that's particularly private and comes with a storage shed.

This fantastic flat offers lots of character, two proper double bedrooms, spacious living accommodation, a private garden as well as being in a sought after location.

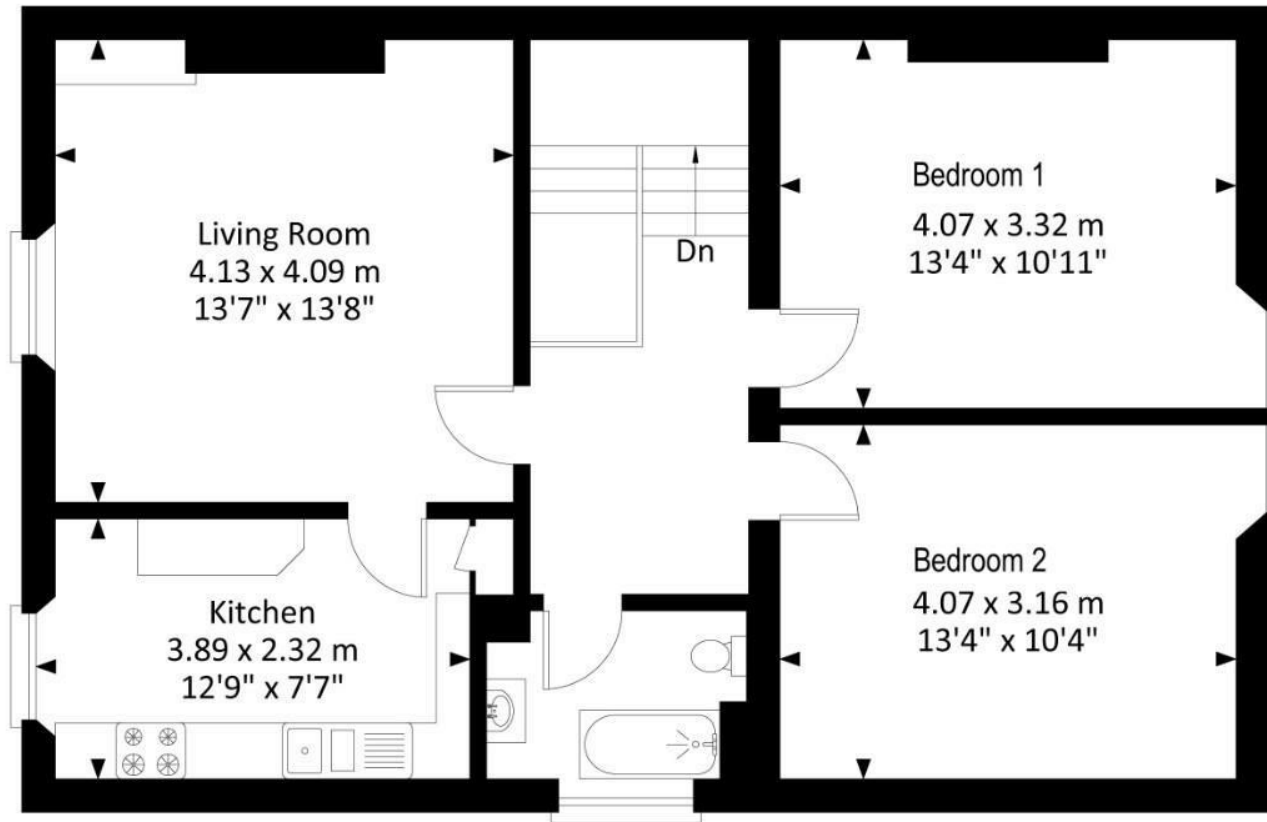
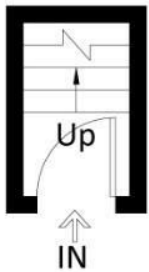
The property is perfectly positioned for getting to shops, cafes and restaurants on Gloucester Road, Cheltenham Road & Stokes Croft. Redland train station is 0.2 miles away and the BRI, Bristol University and Whiteladies Road are all within 1 mile.





Second Floor Flat, 47 Redland Road, Redland, Bristol, BS6 6AG

Approximate Gross Internal Area = 72.19 sq m / 777.04 sq ft



First Floor

Second Floor

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



elephant 

Bishopston office

2 The Promenade, Gloucester Road, Bristol, BS7 8AL
t: 0117 3700556 e: Bishopston@elephantlovesbristol.co.uk

elephantlovesbristol.co.uk

Clifton office

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX
t: 0117 3700557 e: Clifton@elephantlovesbristol.co.uk