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£385,000

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## 29 Cotham Vale Cotham, Bristol, BS6 6HS

An elegant hall floor apartment set back from the road within a grand Victorian building located on Cotham Vale. This beautifully renovated property is filled with character, charm and original period features throughout.

Enter the building and the communal hallway leads to the private entrance of the hall floor flat. Once inside, the flat has a balanced layout with living kitchen and dining at the front and the bedrooms and bathroom on the back.

The living-dining room at the front of the property is impressive with a beautiful bay window offering an elevated outlook onto Cotham Vale. The floor to ceiling sash windows flood the room with light, with the fireplace and ornate ceiling rose providing a real sense of occasion. The chosen William Morris wallpaper is in keeping with the period of the house with a design that first went to print in the 19th century, in the same era the house was built.

The kitchen is positioned towards the back of the living room. A range of white shaker wall and base units have been used in conjunction with oak worktops, and exposed brick splashback. Built-in appliances include an electric oven and gas hob, dishwasher and a fridge/freezer.

Head through the hallway toward the back of the flat and you will find a useful storage cupboard with plumbing for a washing machine, close to the front door. The contemporary and sleek bathroom features clean white metro tiles and patterned pale blue floor tiles, a large bath with shower overhead, heated towel rail and a vanity unit with storage.

At the back of the property are two double bedrooms. The master bedroom features original painted





floorboards, a large built in mirrored wardrobe, and a window seat with storage built underneath. This tranquil room has a leafy outlook overlooking the neighbours back garden. The second bedroom is a good sized double room with plenty of space for a large wardrobe and chest of drawers, this quiet back room also faces towards the garden space.

The apartment is within easy reach of Whiteladies Road, Gloucester Road and the city centre with a range of popular cafes, restaurants and bars in easy reach. Bristol University, St Michaels Hospital and Bristol Royal Infirmary are also a short walk away.

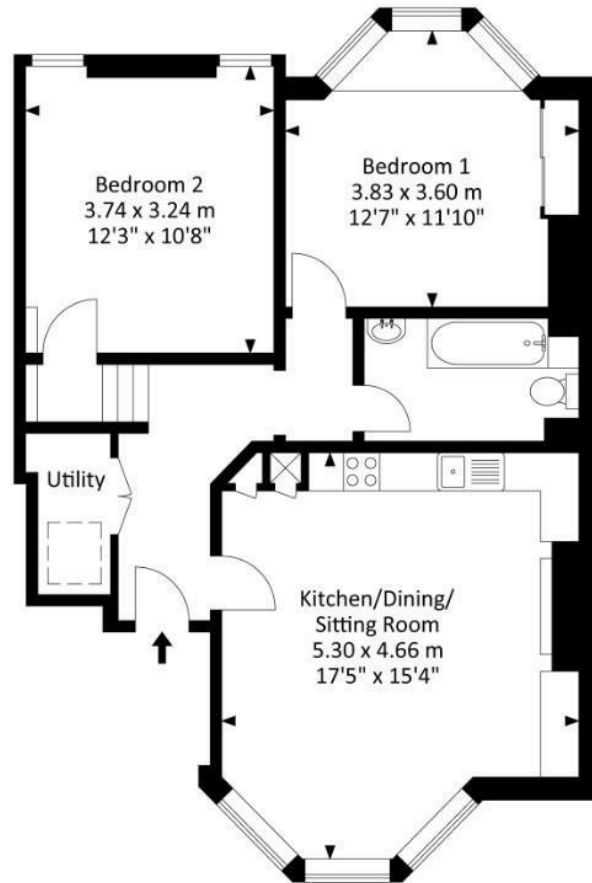






# Hall Floor Flat, Cotham Vale, Cotham, Bristol, BS6 6HS

Approx. Gross Internal Area 681.78 Sq.Ft - 63.34 Sq.M



Ground Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	81
(55-68) D			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





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