



Connells

Flat 10 Cheltenham Road
Bristol



Property Description

A bright and well-proportioned two-bedroom apartment on the second floor of the Old Library development, positioned where Cotham, Montpelier and Bishopston meet. The property includes an allocated parking space and access to landscaped communal gardens and bike storage.

A shared entrance leads to stairs and a lift. Inside, a spacious L-shaped hallway connects each room and houses a utility cupboard with plumbing for a washing machine, storage, internet connection and the air-filtration system.

The open-plan living/kitchen/dining space (approx. 6.84m x 4.27m) is filled with natural light from a sash window overlooking Cheltenham Road. The kitchen features sleek white cabinetry and integrated appliances including an oven, hob, extractor, dishwasher and fridge/freezer.

Both bedrooms are comfortable doubles, with the main room accommodating a king-size bed and the second offering space for a desk. The bathroom is finished in a modern style with a bath and shower over, tiled surfaces and a heated towel rail.

Additional benefits include a secure underground parking bay with potential for an EV charging point.

Kitchen/Living Room

20' 4" x 14' (6.20m x 4.27m)
Kitchen Area:

A modern kitchen with white, handle-less, matching base and head units, a full-length black worktop, stainless steel sink and drainer

with mixer tap, and integrated oven with stainless-steel extractor and tiled splashback. Light wood flooring runs throughout, and recessed ceiling lights provide even illumination.

Lounge Area:

A clean, open-plan room with light wood flooring, and modern ceiling pendants. The space includes a large double-glazed window with a fitted frame that brings in natural light, along with built-in electrical points and a wall-mounted TV bracket area. The overall layout is simple and contemporary, providing a flexible backdrop for living and dining.

Bedroom One

11' 10" x 9' 2" (3.61m x 2.79m)
A well-lit bedroom with large double glazed window. The room has light wooden flooring throughout and modern styling. The room provides ample space for a double bed and free standing furniture. Single panel wall-mounted radiator underneath window frame.

Bedroom Two

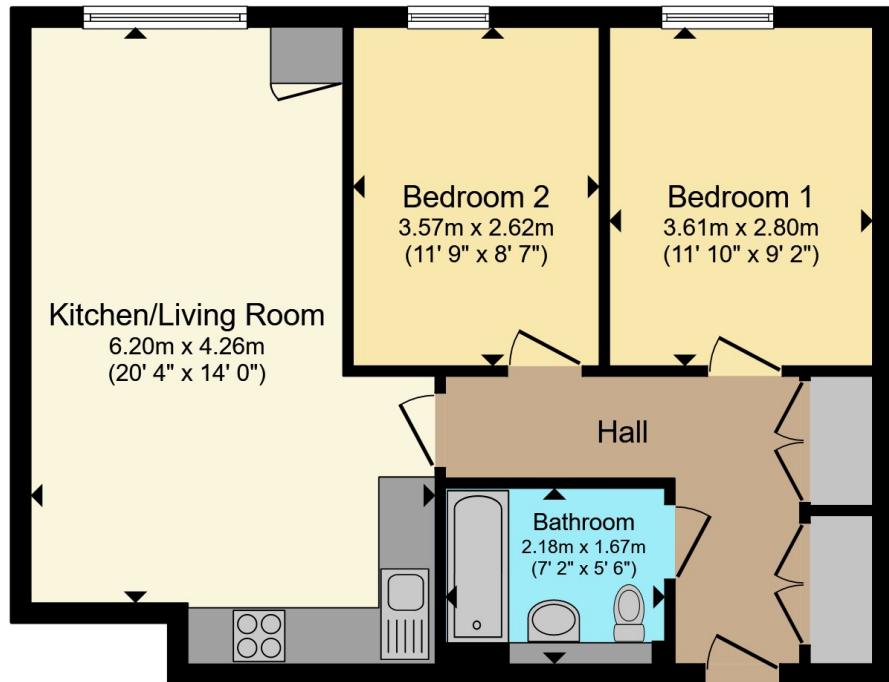
11' 9" x 8' 7" (3.58m x 2.62m)
Currently used as a child's bedroom. There is a single panel wall-mounted radiator underneath a double glazed circular porthole style window. Neutrally decorated.

Bathroom

7' 2" x 5' 6" (2.18m x 1.68m)
Modern bathroom with low level WC, wall mounted sink with stainless steel mixer tap, and panelled bath with glass shower screen and shower over. Fully tiled walls with large vanity mirror and shelf, stainless steel hardware throughout and wood finish lino flooring.

Allocated Parking Space





Total floor area 59.5 m² (641 sq.ft.) approx

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Connells



To view this property please contact Connells on

T 0117 966 4278

E southville@connells.co.uk

243 North Street Southville
BRISTOL BS3 1JN

EPC Rating: B Council Tax
Band: C

Service Charge:
1896.00

Ground Rent:
307.50

Tenure: Leasehold

view this property online connells.co.uk/Property/BMR312212

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Feb 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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