



HALL FLOOR FLAT, 99 COTHAM BROW, COTHAM, BRISTOL



# HALL FLOOR FLAT, 99 COTHAM BROW, COTHAM, BRISTOL, BS6 6AS

**A FABULOUS HALL FLOOR FLAT RETAINING MANY CHARMING PERIOD FEATURES, WITH LARGE OPEN PLAN LIVING ENJOYING A LARGE BAY WINDOW, TWO DOUBLE BEDROOMS, MODERN FITTED KITCHEN, A MODERN FULLY TILED BATHROOM AND UPVC DOUBLE GLAZING THROUGHOUT. THIS FLAT PRESENTS AN EXCELLENT OPPORTUNITY FOR FIRST TIME BUYERS, INVESTORS OR INDEED ANY DISCERNING PURCHASER LOOKING FOR A GREAT APARTMENT IN A FANTASTIC LOCATION WITH A COMMUNAL FRONT GARDEN.**

This light and bright Two Double Bedroom Flat occupies the Hall Floor of a large converted Victorian Semi Detached Townhouse which has been converted into Four Dwellings in the popular area of Cotham.

The kitchen living room enjoys a South Easterly aspect, allowing sun to cascade through the large bay window to the front aspect. The bay, as with the other windows in the flat, benefits from recently fitted uPVC double glazing. The room has many period features such as the ornate ceiling mouldings and deep skirtings, and is divided informally creating obvious kitchen/Dining and Sitting areas. The kitchen area is serviced via a modern fitted kitchen comprising of a range of wall and base units dressed with a rolled edge laminate worktop, and tiled to splashback incorporating an integrated electric oven, electric hob with a chimney hood over housing extraction, a sink drainer, integrated Fridge/Freezer and a washer dryer.

The two bedrooms are of even size, and comfortably fit a double bed, wardrobe, desk, and a chest of drawers. The partially tiled bathroom benefits from a window to the side and boasts a contemporary suite comprising of a walk in double size glass shower cubical, WC and pedestal hand wash basin as well as a heated towel rail.

To the front of the property is a communal garden that is mainly laid to lawn.

Situated in a the well regarded conservation area and within the fashionable suburb of Cotham, conveniently positioned within a mile of Bristol University, and the The Bristol Royal Infirmary, as well as Gloucester, Chandos and Whieladies Roads with their wide selection of boutiques, café's, bars and restaurants . The M4/M5 motorway network can be reached from the M32 link road, which is approximately a mile away.

Bristol Temple Meads main line railway station offers direct access to London's Paddington and are both located within three miles. Bristol has a popular cultural and music scene, catering for all tastes and genres and is famed for its green, open spaces such as the Ashton Court Estate, as well as Durdham Downs. There is a rich history which can be seen throughout the city, in particular Brunel's Suspension Bridge, the SS Great Britain, Concorde and the Historic Harbourside. The harbourside is a short walk and offers a wealth of restaurants and bars, for the more active there is sailing and windsurfing at Baltic Wharf, and even surfing at "The Wave".

## OTHER INFORMATION

**Viewing** - Strictly by prior appointment with Hydes of Bristol – 01179 73 1516

**Tenure** - Leasehold with a Share of Freehold.

**Local Authority** - Bristol City Council

**Council Tax Band** - We understand to be band 'B' (£1,913.60 in 2024/2025)

**EPC** – E (39) with potential of C (77) – **NB** The EPC was surveyed prior to uPVC Double Glazed Windows being fitted throughout.

**Services** - We understand all mains services to be to be connected.

**Management fees** £110 Per calendar month.

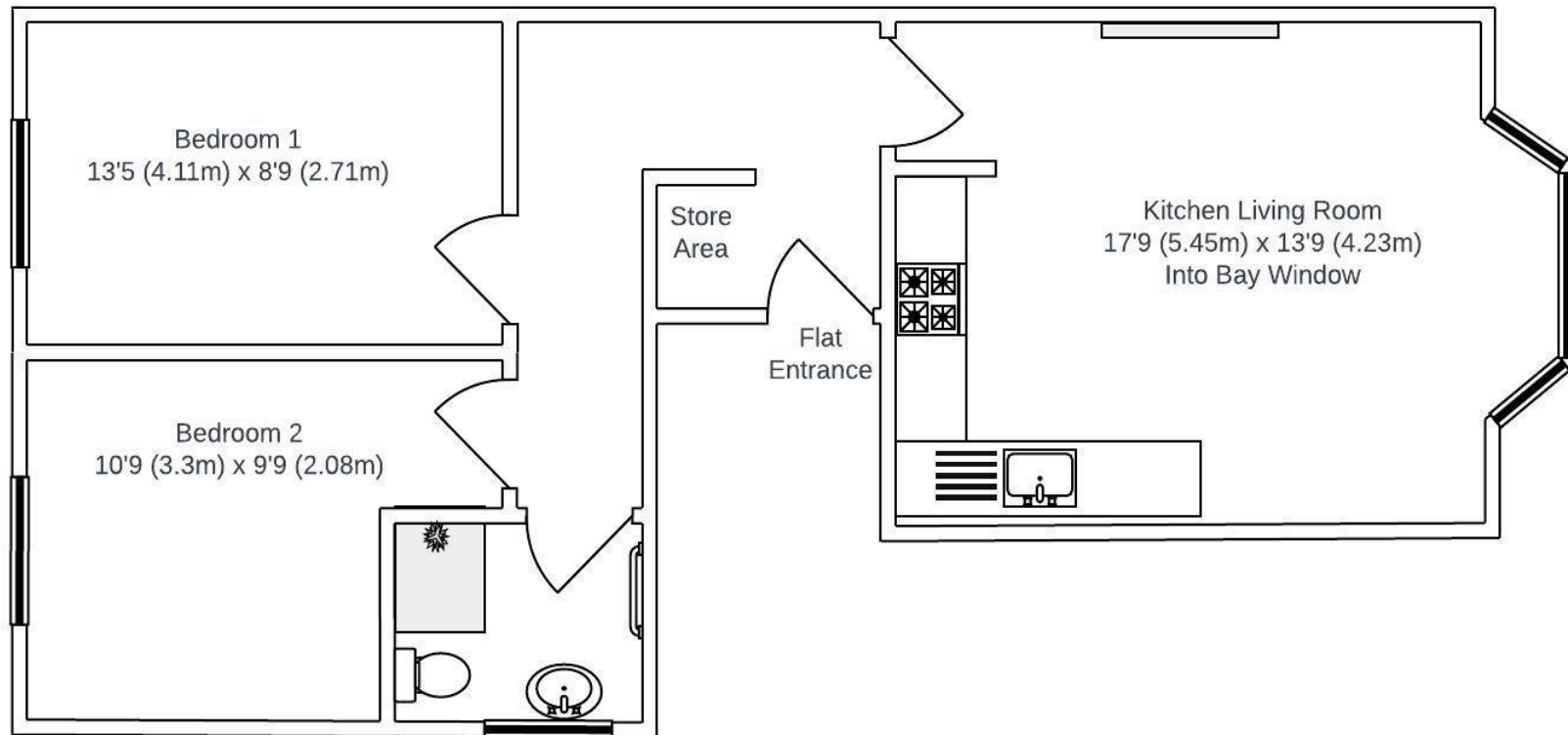
**Mobile Phone Coverage (Ofcom):** Data and voice "Likely" available for 02, EE, Three and Vodafone

**Broadband (Ofcom):** Ultrafast Broadband – Download up to 1800 Mbps, Upload up to 220 Mbps



**Floorplan - Hall Floor Flat  
99 Cotham Brow, Cotham  
Bristol BS6 6AS**

**Area 55m<sup>2</sup> - 592sqft (Source EPC)**



**IMPORTANT NOTE**

Hydes of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.





**ESTATE AGENTS**  
**28 Princess Victoria, Clifton, Bristol**  
**BS8 4BU**

**Tel: (0117) 973 1516**  
**Website: [www.hydes.co.uk](http://www.hydes.co.uk)**  
**Email: [post@hydes.co.uk](mailto:post@hydes.co.uk)**

