



£375,000

Flat 15 The Old Library Cheltenham Road, Cotham, Bristol, BS6 5QX

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Flat 15 The Old Library
Cheltenham Road
Cotham, Bristol, BS6 5QX

A modern and spacious two double bedroom, second-floor apartment, benefitting an allocated parking space and a balcony, set within the Old Library that borders Cotham, Montpelier and Bishopston.

Entering the development via the communal entrance to the front, there are stairs and a lift to take you to the second floor. Located on the second floor, you enter the apartment into a large private L-shaped hallway providing access to all of the apartments accommodation and a utility cupboard which benefits plumbing for a washing machine, additional storage options, internet connection and an air filtration system. The light and bright, lounge/kitchen/diner measures an impressive 5.48m x 4.77m and features glazed double doors leading to a private balcony overlooking Cheltenham Road. The kitchen has a range of sleek modern white high-gloss wall and base units with integrated appliances, including an electric oven and hob with an extractor hood over, dishwasher, and fridge/freezer.

The main bedroom has ample space for a king-size bed, wardrobes, side tables and



access to an en-suite shower room. The second double bedroom has ample space for a double bed, wardrobes, side tables and a desk. The contemporary bathroom suite comprises a bath with shower over, glazed shower screen, wall mounted wash hand basin and WC, tiled walls and flooring and a heated towel rail.

The property also benefits from a secure underground parking space, access to communal bike stores and communal landscaped gardens with seating areas.

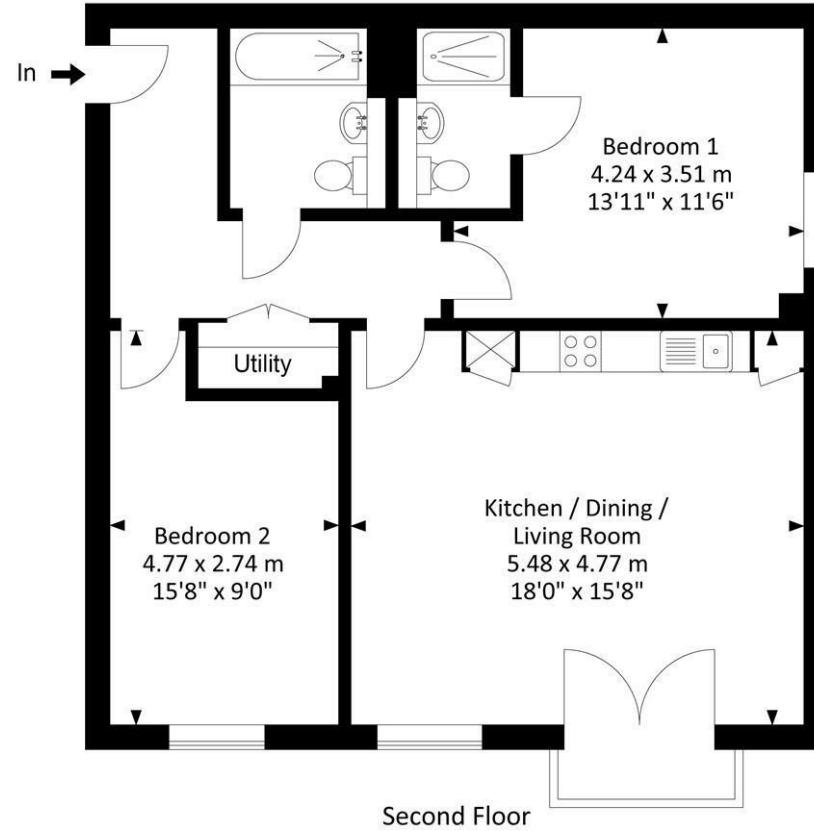
Flat 15, The Old Library is a fantastic apartment, which is conveniently located within walking distance of Gloucester Road, Stokes Croft, and Cotham Road South, famed for its many award-winning independent local traders, from cafés to fashion outlets. The property is also a short walk to the wealth of shops, restaurants, and leisure facilities within Cabot Circus, Broadmead, access to M32/M4 and the City Centre and close to the Bristol Royal Infirmary and Bristol University Campus.





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Approx. Gross Internal Area 761.76 Sq.Ft - 70.77 Sq.M



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		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(82 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	86	86
			England & Wales
			EU Directive 2002/91/EC