



£310,000

36 Cromwell Road, St. Andrews, Bristol, BS6 5HB

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36 Cromwell Road
St. Andrews, Bristol, BS6 5HB

A well-presented two-bedroom first-floor flat located on Cromwell Road. The flat features two well-proportioned bedrooms, a separate living room with far-reaching views across Bristol and a Modern Kitchen.

You enter the property to the side of the building and move upstairs to the front door. As you enter the flat you are greeted with a good-sized central hallway which is big enough for a table and chairs offering extra space for dining. This space feels bright and inviting thanks to a large window above the stairs. From this central space, you access all other rooms in the flat.

The master bedroom is located at the front of the property and features two double-glazed windows with views across Bristol and a period fireplace.

Adjacent to this is the living room which is flooded with natural light thanks to two windows looking out to the street below and beyond. This room features alcove shelving and built-in storage, a wooden fireplace surround and a picture rail.



To the rear of the property, you find the second bedroom which is currently used as a guest bedroom and studio space and has handle built-in storage space.

Next to this is the family bathroom room fitted with a white suite comprising a bath with shower overhead, wash basin and w/c.

Finally, you have the modern kitchen fitted with a range of wall and base units and contrasting wooden countertops, this room also benefits from a green and leafy outlook.

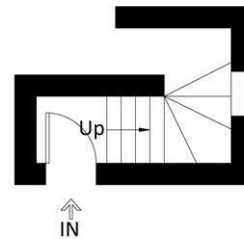
This flat has lots of storage thanks to it's layout and has been well maintained by the current owners.



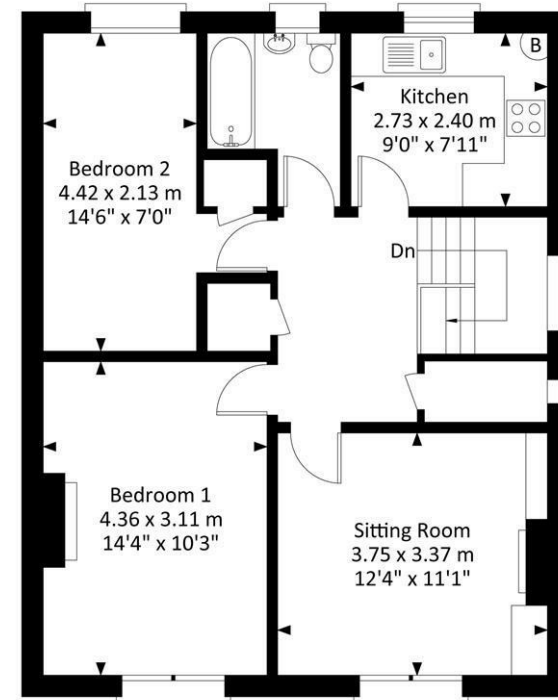


First Floor Flat, 36 Cromwell Road, Montpelier, Bristol, BS6 5HB

Approximate Gross Internal Area = 66.06 sq m / 711.06 sq ft



Ground Floor



First Floor

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	
(92 plus) A			
(81-91) B			
(69-80) C			
(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 ₂) Rating		Energy Efficiency Rating	
Very environmentally friendly - lower CO ₂ emissions	Current	Potential	
(82 plus) A			
(61-81) B			
(40-60) C			
(25-39) D			
(10-24) E			
(1-9) F			
(1-9) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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