



elephant 

£525,000

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31 Cotham Road Cotham, Bristol, BS6 6DJ

Positioned on the hall floor of an elegant early-Victorian building, this Grade II listed apartment combines fine period detail with a calm, green outlook to the front and rear in this leafy Cotham neighbourhood.

Tall sash windows with working shutters, a covered balcony, beautiful exposed original joinery, combined with high ceilings and intricate cornice detail, offer a coherent historic character in this very special property.

Accommodation is arranged with a generous principal reception room facing the trees at the property's front boundary. The volume of the room, the large sash openings and the depth of the reveals provide excellent daylight while preserving privacy.

Next door, the master bedroom shares the same view but with the sought-after addition of a canopied balcony with ornate wrought iron detailing. The room is a comfortably large double and shares the same wealth of original character as the living room.

Next door is a spacious shower room with classical fittings and a walk-in shower with a glass screen.

Outside the shower room is a sizable loft space with a pull-down ladder, perfect for accessing storage with relative ease.

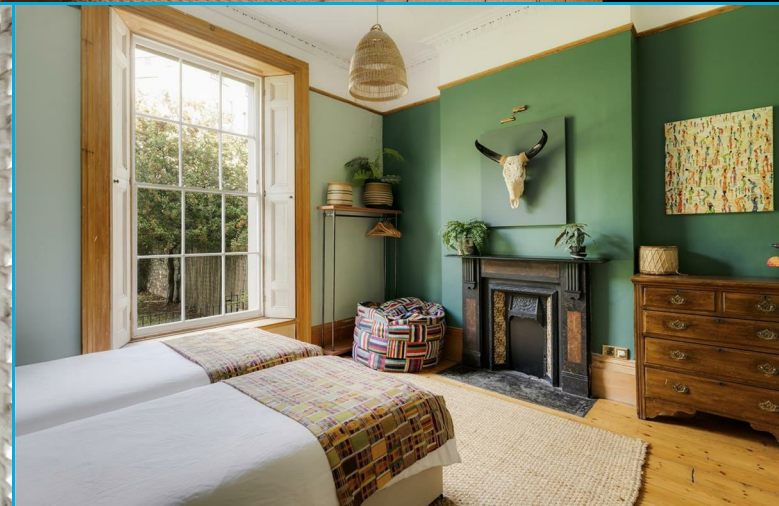
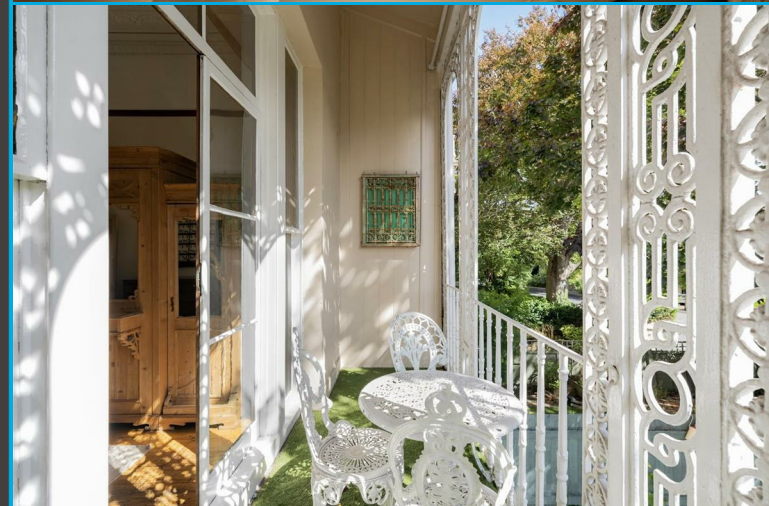
Head towards the back of the apartment and you will find the second bedroom- also a large double room with an almost floor-to-ceiling panel-glazed sash window looking onto the peaceful communal rear garden. The room features working shutters and well-preserved original character features, as well as a beautiful fireplace as the focal point of the room.

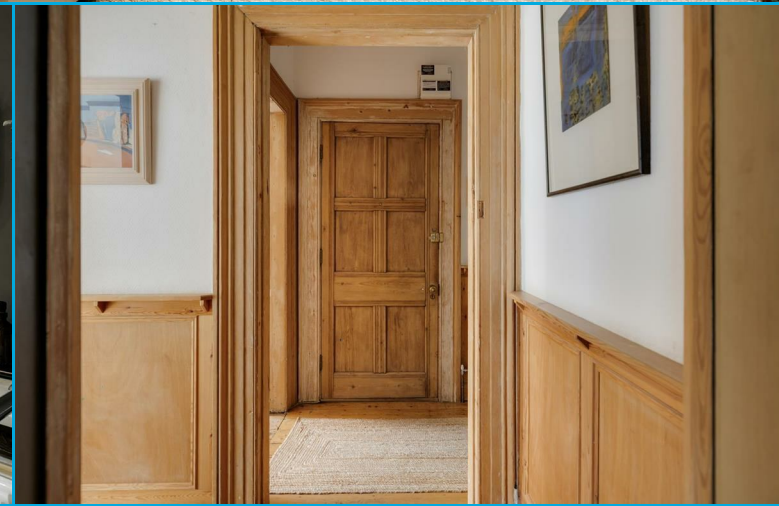


At the back of the property, the kitchen has a rear and side-facing panel-glazed sash window. Featuring quartz worktops, a Belfast sink and built-in appliances including a fridge/freezer, dishwasher and washing machine, the kitchen is well equipped.

Externally, the property benefits from use of the communal back garden and has the rare benefit of an allocated off-street parking space.

Offered with no onward chain.

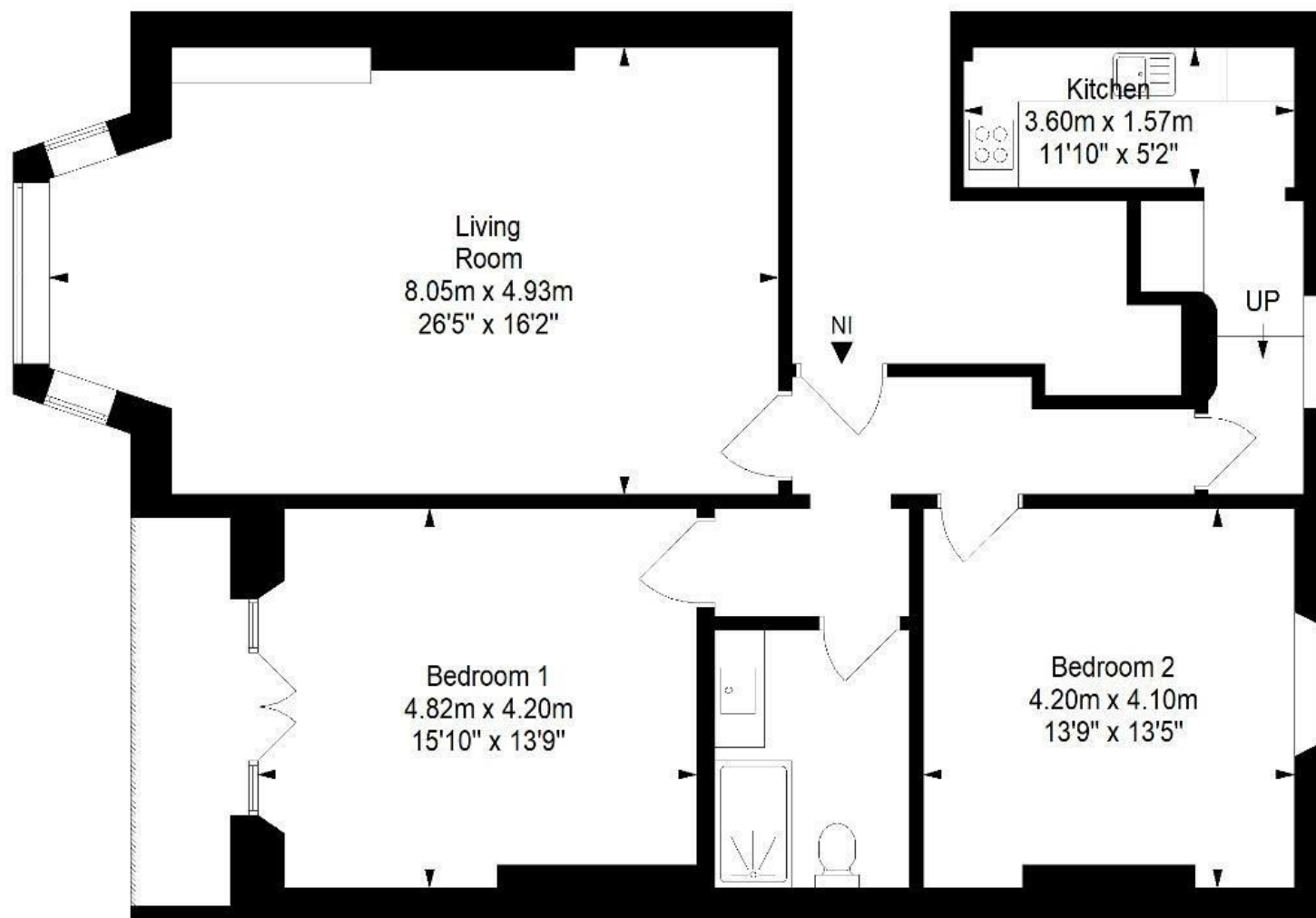






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Approximate Gross Internal Area = 101.3 sq m/ 1090.4 sq ft



This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print



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