



**MAGGS
& ALLEN**

**22 COTHAM GROVE
COTHAM, BRISTOL, BS6 6AN
Offers In The Region Of £325,000**

HALL FLOOR FLAT, 22 COTHAM GROVE, COTHAM, BRISTOL, BS6 6AN

Offers In The Region Of

£375,000

A spacious, circa 650 sq. ft., one/two bedroom hall floor apartment with large principal reception room, separate kitchen and home office/study. Occupying an attractive Bath stone-fronted building with high ceilings and other retained features.

Property Details

Entering the apartment, there is a spacious hallway with a storage cupboard and access to both the seating area and main bedroom.

From the entrance hallway, there is a beautiful living/dining area that features a bay window that overlooks the rear elevation and provides a pleasant view of the neighbouring roads. It includes sash windows with a wood-panelled surround, an attractive and ornate moulded ceiling cornice, and a picture rail. The period feature fireplace has a slate hearth, a wooden fire surround with a matching over mantle, and built-in shelving in the chimney recess. There is a radiator for heating and a door leading to a useful cupboard which has ample room for storage. A newly transformed kitchen boasts electric underfloor heating, stone tiling, and an array of wall and floor-mounted units. It also offers space for white goods, plumbing for a washing machine, and houses a mounted Vaillant combination boiler.

Through to this expansive main bedroom, there is space for a king size bed, drawers, good-size dressing room which could be used as an office or study and access to the main bathroom which comprises of a WC, wash hand basin and bath with shower over.

Vendor's Comments

"Perfectly located flat to enjoy all areas of Bristol – Cotham Hill is our favourite street in Bristol with great restaurants, cafes, fitness studios, green grocers, bakers and more. The flat has been a perfect size for us as a couple, and all the living areas are really spacious. We love the view from the living room bay window, the light you get in the morning in the living room and in the evening in the bedroom – always feels light and airy together with the high ceilings. The kitchen renovation has made a huge difference to the feel of the flat and it's a space we love to be in. The two big cupboards give a huge amount of storage space (which is an unusual but very practical feature). Everyone in the building is respectful and nice – it's a very peaceful and secure place to be which is great considering how close you are to all the life Bristol has to offer. From a practical perspective – in 3 years we've never not been able to park on the road outside and regularly park right outside the front with no issue. Redland Train Station at the bottom of Lover's Walk is ideal for quickly getting to Temple Meads (and for only £1)."

Location

Cotham is a residential neighbourhood celebrated for its Victorian and Georgian architecture. Tree-lined streets and well-preserved historic buildings create a timeless charm. Home to a diverse community, including families, professionals, and students, Cotham offers a welcoming atmosphere near the University of Bristol.

Cotham Hill, a vibrant high street, hosts independent shops, cafes, and restaurants, adding to the neighbourhood's appeal. Green spaces like Cotham Gardens provide residents with peaceful retreats within the urban setting.

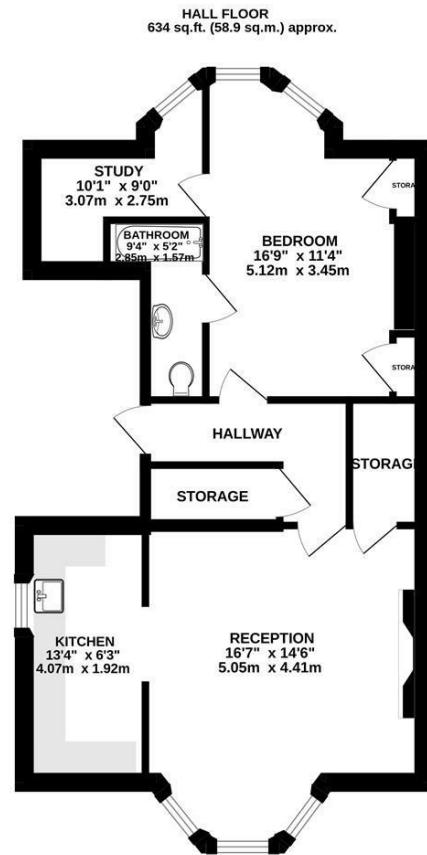
Centrally located, Cotham provides easy access to Bristol's city centre, offering both historic charm and convenient connectivity to amenities and transportation.

Tenure

It is understood that the property is Leasehold for the remainder of a 999 year lease which commenced on 1 July 2000. This information should be checked by your legal adviser.



If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.



TOTAL FLOOR AREA : 634 sq.ft. (58.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- A spacious (approx. 650 sq ft) hall floor apartment
- Retaining a wealth of period features and high ceilings
- Offering a stunning bay-windowed sitting room with good proportions
- In a central location with excellent access to the city centre and Whiteladies Road
- One double bedroom, and a separate study/home office
- In excellent condition throughout

Guide Price: £325,000

Tenure: Leasehold

Council Tax Band: B

EPC Rating:

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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