

HFF, 74 Cotham Road, Cotham, Bristol, BS6 6DW

£320,000

A character filled hall floor period apartment situated in the heart of Cotham. No Onward Chain.

- Hall Floor Conversion with boxed bay window
- Open plan living area
- Two Double Bedrooms
- Period Charm throughout
- Gas Central Heating
- No Onward Chain

The Property

This impressive hall-floor apartment forms part of a handsome Georgian bath stone property and enjoys a slightly elevated position. Rich in character, the flat showcases a wealth of original period features including sash windows, intricate decorative carvings, ceiling rose, wooden internal shutters, and beautiful wood panelling throughout.

The main reception room is flooded with natural light from a striking large bay window and offers generous proportions, making it the true centrepiece of the apartment. This elegant space incorporates a cream Shaker-style kitchen with floor and wall units, a fitted extractor fan, and space for a fridge freezer, dishwasher, and a freestanding electric hob and oven. There is ample room for both dining and living areas, ideal for cosy evenings at home or entertaining family and friends.

The principal bedroom is quietly positioned at the rear of the property, providing a peaceful retreat with leafy green views over mature trees, enjoyed through a charming sash window with original wooden shutters. The second bedroom, located adjacent, also benefits from a pleasant green outlook.

Completing the accommodation is a family bathroom fitted with a white three-piece suite, comprising a WC, pedestal basin, and a bath with shower over.

Location

Cotham Road is located in the highly desirable residential suburb of Cotham which is ideally positioned by the vibrant Gloucester Road and Cotham Parl and easy access to Bristol University and the Bristol Royal Infirmary whilst the amenities of the City Centre. In addition, the property is well located to take advantage of a choice of commuter links with the A38 (Gloucester Road) and local train stations (Redland & Montpelier) around a 5 minute walk.

Further Information

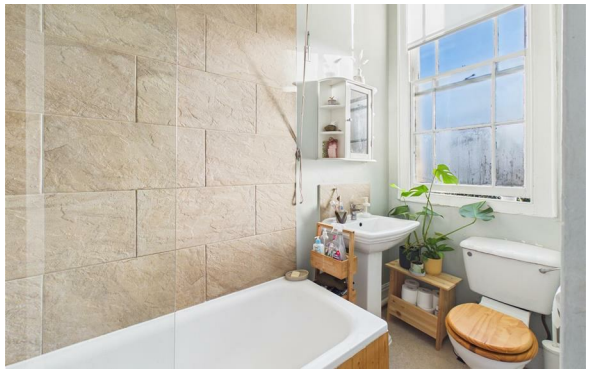
Leasehold: Share of the Freehold
Ground rent: NA
Service Charge: £79 pcm

Please Note

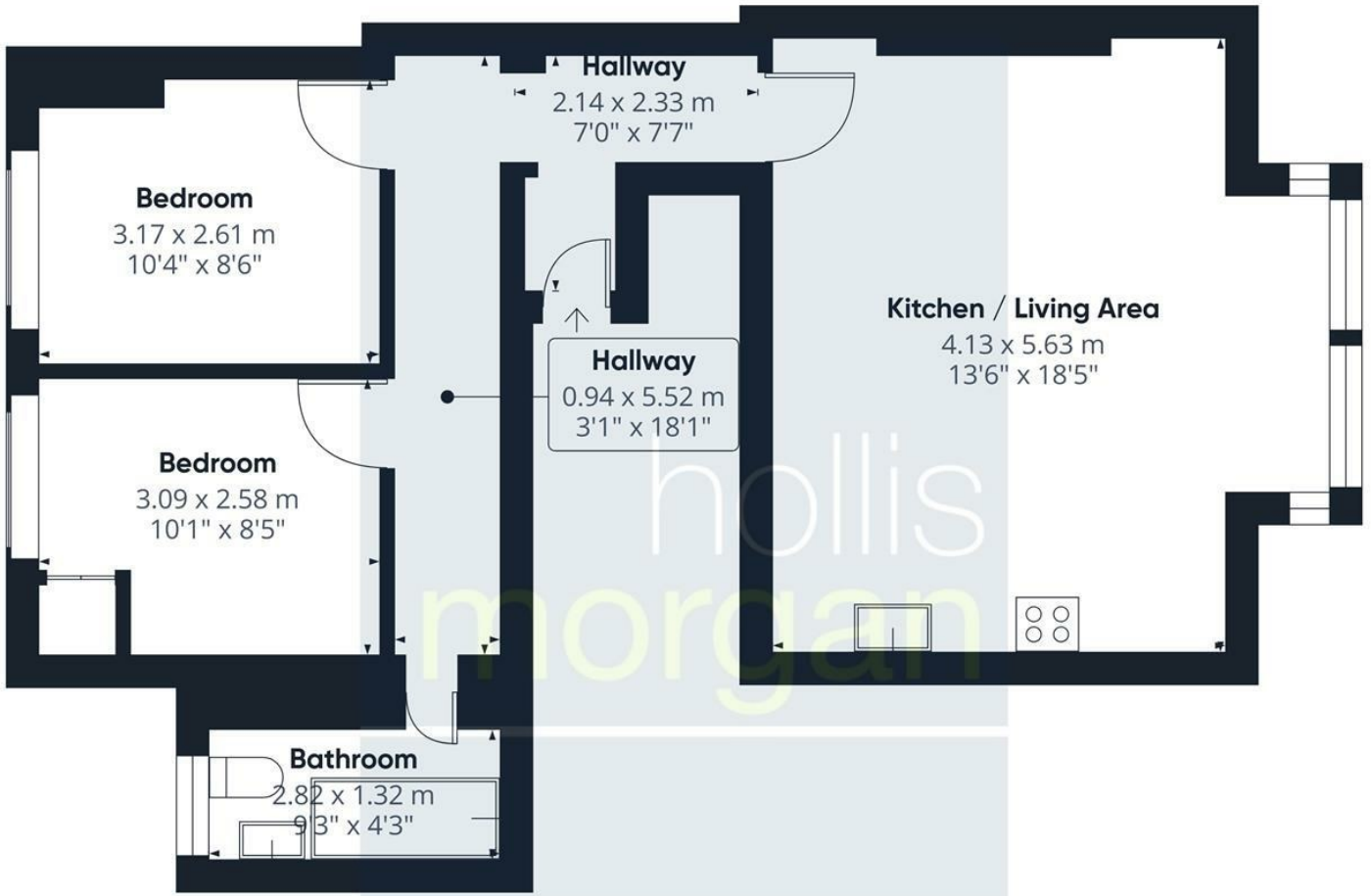
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Approximate total area(1)

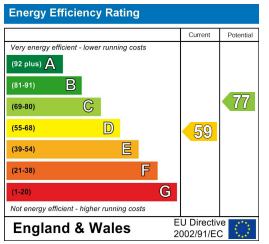
54.7 m²

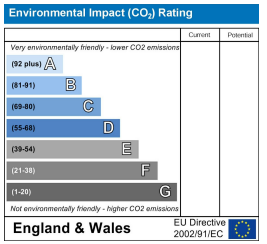
588 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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