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FFF, 3, Llanarth Villas Cheltenham Road, Cotham, Bristol, BS6 5RQ

Offers In Excess Of £275,000

A large and full renovated first floor period apartment with flexible accommodation and no onward chain.

- Popular location
- Victorian conversion
- Period features
- Spacious reception room
- Bedroom with garden views
- Study
- Gas central heating
- Recently renovated throughout - details available from agent

The Property
Set within an imposing and elevated Victorian residence on the sought-after Cheltenham Road, this immaculately presented and exceptionally spacious one-bedroom apartment occupies the entire first floor and offers a perfect blend of period charm and contemporary comfort.
Ideally positioned for easy access to the vibrant city centre and the ever-popular Gloucester Road with its eclectic mix of independent boutiques, lively bars, and popular restaurants, this delightful home presents an enviable lifestyle in one of the city's most desirable locations.
The generous interior unfolds with a bright and expansive reception room at the front of the property, adorned with beautiful original cornicing and a magnificent bay window that floods the space with natural light while framing leafy, elevated views. Adjoining the living area is a versatile study, ideal as a home office, creative studio, nursery or even a compact second bedroom.
The well-appointed kitchen combines practicality with style, featuring an array of cream gloss wall and base units offering abundant storage. These are elegantly complemented by rich, mock-wood worktops and coordinated dark brown flooring. The space also includes a fitted electric hob with extractor, built-in oven, dishwasher and a washer dryer, making it as functional as it is inviting.
To the rear of the property lies a sleek, fully tiled bathroom, boasting a contemporary white three-piece suite that includes a WC, a vanity mounted basin, full-sized bath with a mains-fed shower above perfect for unwinding after a long day.
The serene double bedroom is both spacious and characterful, enhanced by original cornicing and a large sash window that provides peaceful garden views, creating a tranquil retreat.
This unique and beautifully presented home combines period elegance with modern convenience, offering a rare opportunity to own a substantial one-bedroom apartment in a prime city location.

Location
The property has an excellent position on the Gloucester Road with its eclectic range of shops and restaurant and close to the city centre with its business areas, shopping and leisure opportunities as well as some of the major institutions of Bristol including the University of Bristol, UWE and the BRI.

Other Information
Leasehold - Share of the Freehold
Management Fee: None
Council Tax Band: A

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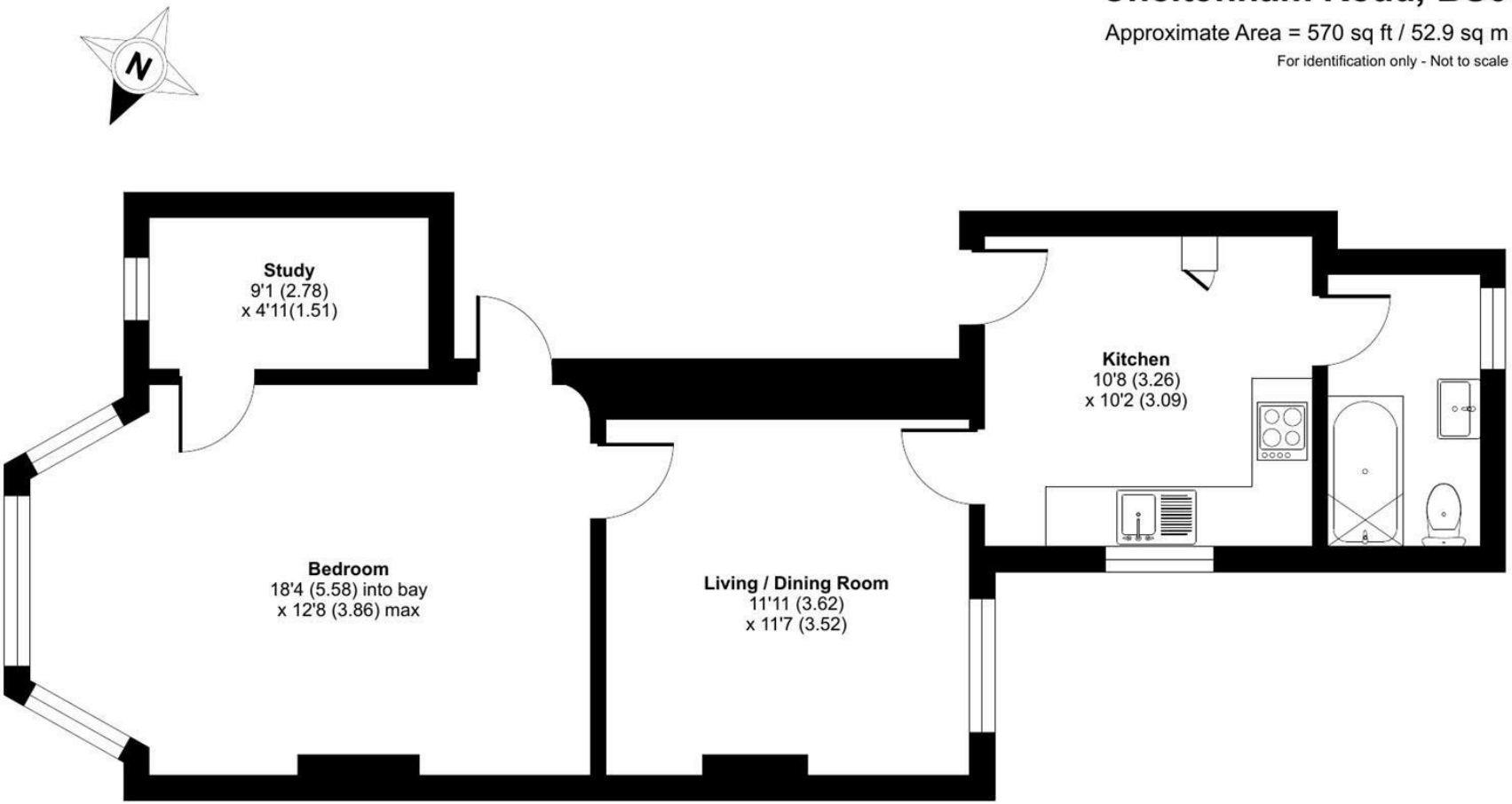
Cheltenham Road, BS6

Approximate Area = 570 sq ft / 52.9 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hollis Morgan. REF: 1331831

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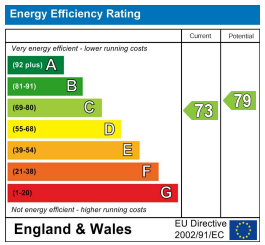

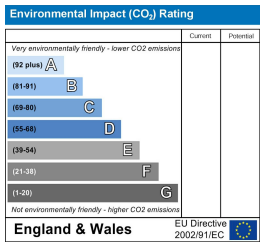

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