



£335,000

The Old Library Cheltenham Road, Cotham, Bristol, BS6 5QX

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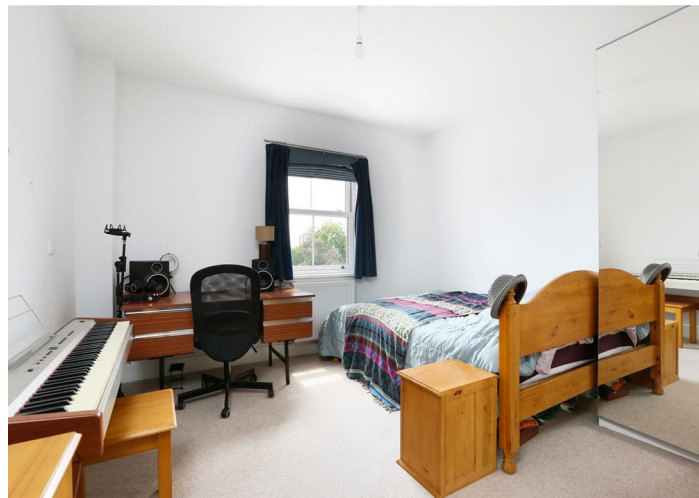
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## The Old Library Cheltenham Road Cotham, Bristol, BS6 5QX

A light and bright balcony flat close to the buzz of Stokes Croft and within 1 mile of the city centre. This well presented home has a large open plan living space with doors opening on to a private, south facing balcony. The kitchen area is fitted with sleek, white, handleless units with integrated appliances. There is plenty of space for both a dining table and a sofa while the balcony is the perfect space for alfresco eating or just a great vantage point for watching the world go by.

There are two smartly decorated double bedrooms which are both carpeted. The stylish bathroom is fitted with a contemporary white suite including a bathtub with shower over, a wall hung basin and a w/c with integrated cistern. At the rear is a landscaped communal garden and a bike store. Offered with no chain.







## The Old Library, Cheltenham Road, Bristol BS6 5QX

Approximate Gross Internal Area = 67.5 sq m / 726 sq ft

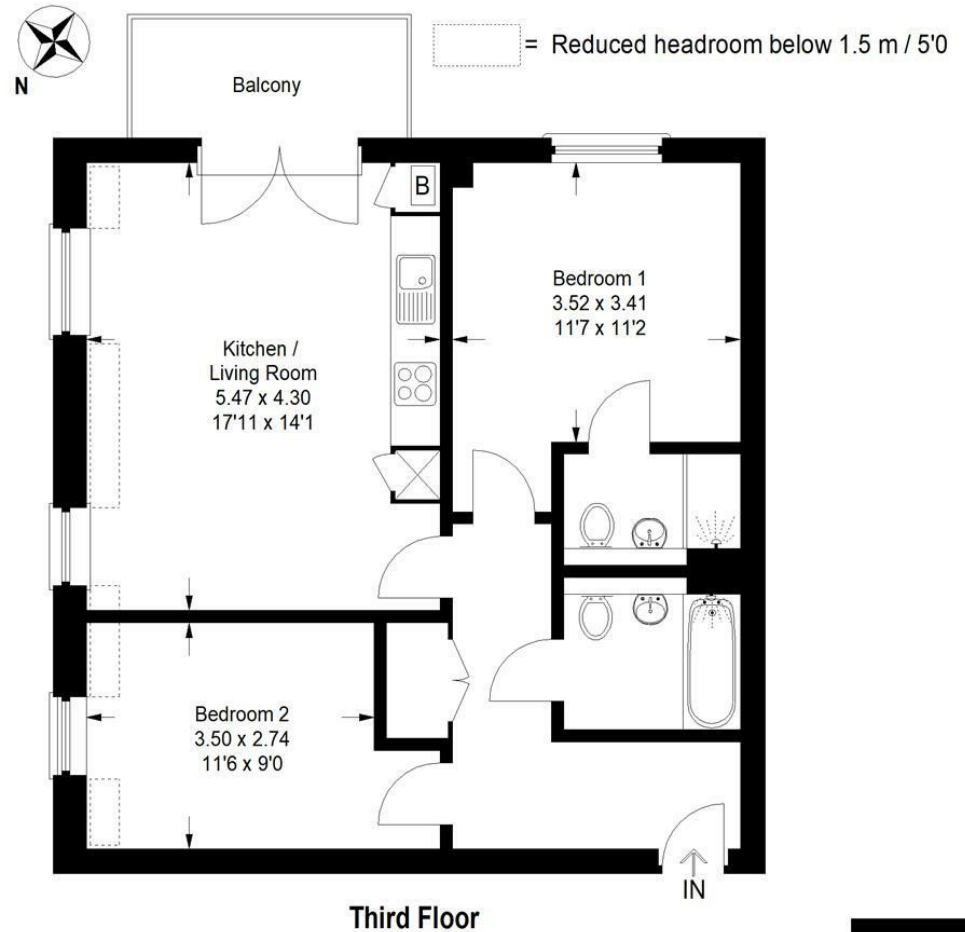


Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
85	85		

Energy Efficiency Rating Legend:

- A (92 plus)
- B (81-91)
- C (69-80)
- D (55-68)
- E (39-54)
- F (21-38)
- G (1-20)

Environmental Impact (CO<sub>2</sub>) Rating Legend:

- A (82 plus)
- B (61-81)
- C (49-60)
- D (35-48)
- E (20-34)
- F (11-20)
- G (1-10)

England & Wales EU Directive 2002/91/EC

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