

The logo for 'elephant' is displayed in a white, lowercase, sans-serif font. To the right of the text is a blue icon consisting of a stylized, curved line that forms a shape reminiscent of an elephant's trunk or a wave.

£499,950

2c Cotham Lawn Road, Cotham, Bristol, BS6 6DU

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2c Cotham Lawn Road Cotham, Bristol, BS6 6DU

An impressive, three bedroom, top floor maisonette in a prime Cotham location.

The property benefits from a private entrance and use of the front garden. The front door leads in the lower hallway with storage space for coats, shoes and bikes (while this property has sole use, ownership is demised to the management company). Stairs wind up to the upper floor to a door accessing the inner hallway of the flat. A door leads from a half-landing on the lower mezzanine level, into the master bedroom which has a built-in wardrobe, cast iron fireplace and window to the rear aspect with rooftop views across Redland. Stairs continue up to the main hallway which is well lit by a skylight window above, has a useful storage compartment and has doors to all rooms. The living room is at the front of the property with two sash windows, a cast iron fireplace and space for both seating and dining. An opening connects the kitchen which is fitted with a range of pastel blue shaker style units with a composite sink with integrated appliances, a terracotta tiled floor, a sky light and a dormer window.

The central hallway leads past a third bedroom which is currently used as an office and has a window to the side aspect. The adjacent bathroom is fitted with a modern white suite including a double width shower cubicle, wash hand basin, w/c, a tiled floor and bespoke timber shelving. At the rear the second double bedroom features a cast iron fireplace with a rear facing window with far reaching rooftop views.

Externally the property has use of a front garden with lawn and a range of mature trees. This lovely home is light and bright throughout and is located on a wide road, less than 1 mile from the city centre.

Offered with no onward chain



Vendor's comments - 'In our time at 2C, we've particularly appreciated a number of things - All the natural light that comes through the multiple skylights dotted around the house, and the great views over the rest of the Redland out the back windows. The location being within easy walking reach of the centre, Gloucester Road, Stokes Croft and Whiteladies road. Living next to Cotham School has not been disruptive at all and actually makes on street parking so easy, because there's only one row of houses on the street. We have also appreciated the private entrance with loads of room for bikes/shoes/etc and the (surprisingly large) secret storage compartment on the landing. We have loved living in this beautiful flat for the last 3 years, and will be sad to leave.'

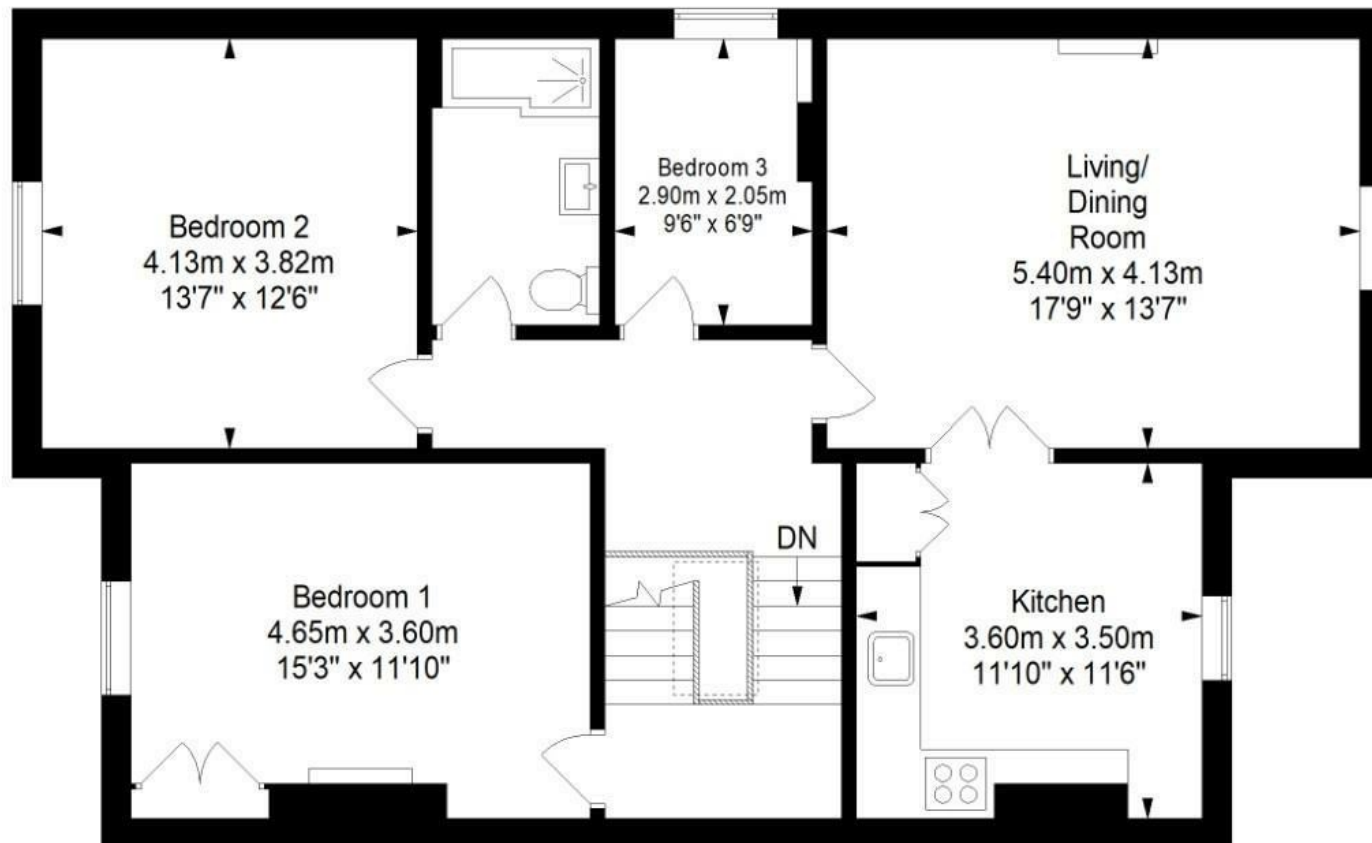
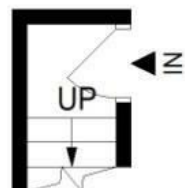
Annual service charge includes ground rent and building insurance.





Cotham Lawn Road, Redland, Bristol, BS6 6DU

Approximate Gross Internal Area = 108.1 sq m/ 1163.6 sq ft



Ground Floor
Entrance

First Floor

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



elephant 

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