



£350,000

22 Cotham Grove, Cotham, Bristol, BS6 6AN

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22 Cotham Grove Cotham, Bristol, BS6 6AN

This beautifully presented top-floor flat sits within an elegant Bath stone building and is offered to the market with no onward chain.

Up the tidy communal staircase and through the front door, you're welcomed into a central hallway offering access to all rooms, as well as a useful built-in storage cupboard.

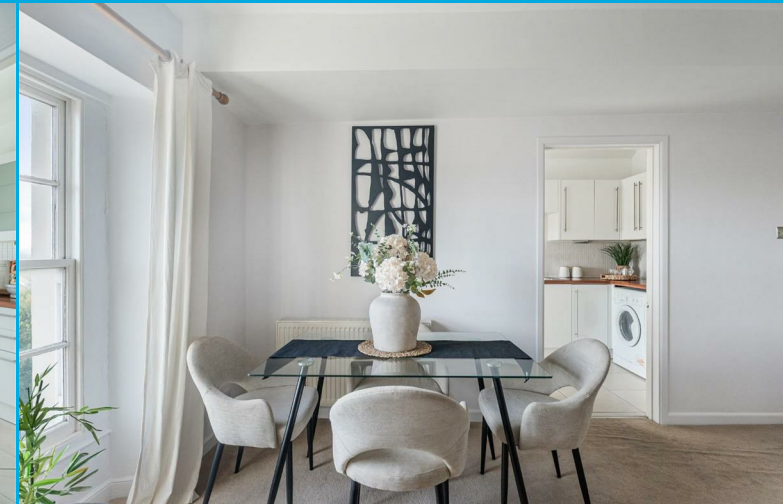
The spacious living and dining room is a bright and inviting space, with a large double glazed sash window allowing natural light to flood in. A central fireplace creates a charming focal point, while built-in shelving in one alcove adds practicality. Soft cream carpeting underfoot gives the room a comfortable feel, with plenty of space to accommodate both lounge and dining areas.

Adjacent, the kitchen has been thoughtfully designed, with cabinetry running the length of one wall providing generous storage and space for integrated appliances. Wooden worktops contrast beautifully with the white cabinetry, while a tiled splashback adds a clean, stylish finish. Another double glazed sash window ensures the space feels light and airy.

The primary bedroom is particularly spacious, with a double glazed sash window continuing the bright, open feel of the home. A large adjoining storage cupboard has been cleverly converted into a walk-in wardrobe with built-in shelving and clothing rail.

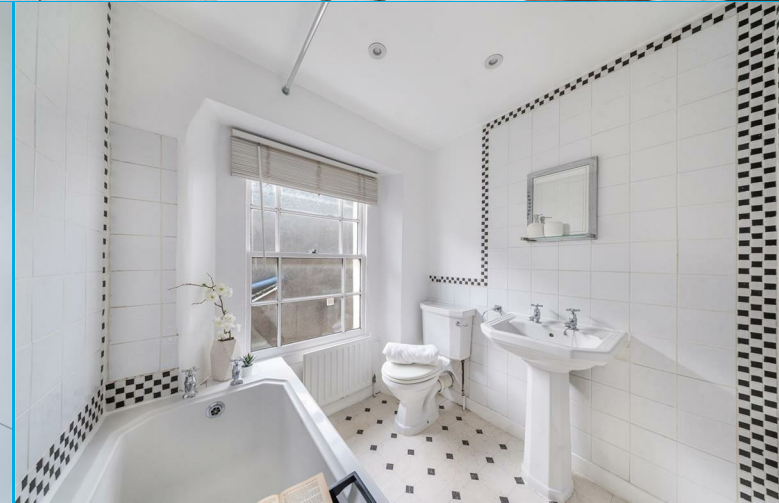
The second bedroom is also a well-proportioned double, featuring a double glazed sash window, cream carpet, and ample room for storage furniture.

Completing the home, the bathroom has been finished in a timeless style, with white tiling complemented by black accents. A sash window lets



in natural light to the room, with a shower-over-bath configuration and white wood panelling adding a touch of classic charm.

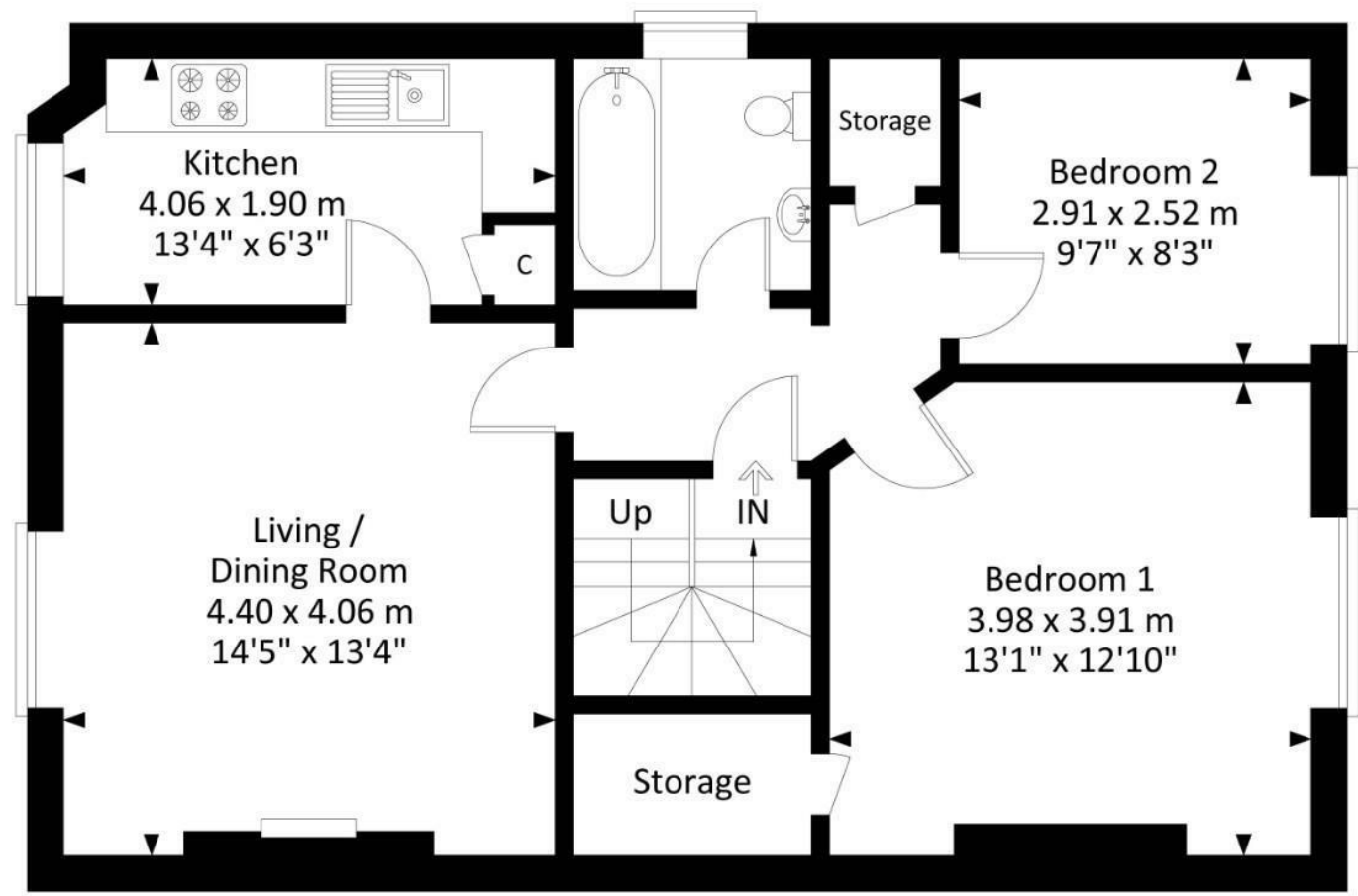
This attractive flat enjoys an excellent location, just moments from the green space of Cotham Gardens and a short walk to Redland train station for easy access to the City Centre. The independent shops, cafes, and restaurants of Gloucester Road are also nearby, making this an ideal home for those seeking a peaceful setting close to the heart of Bristol.





TFF 22 Cotham Grove, BS6 6AN

Approximate Gross Internal Area = 67.57 sq m / 727.31 sq ft



Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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		



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