



£385,000

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35 Cotham Vale Cotham, Bristol, BS6 6HS

A light-filled and beautifully balanced hall floor flat combining period elegance with thoughtful modern updates. This well-presented flat offers high ceilings, large sash windows and a calm, contemporary aesthetic throughout. With stripped wooden floorboards running from room to room, the home retains a sense of warmth and flow, while offering flexibility for a range of lifestyles.

The open-plan kitchen and living room is an inviting, well-proportioned space, where original cornicing and a tall bay window hint at the home's historic character. The upper panes feature delicate stained glass, while the lower panes have been frosted, preserving privacy without compromising on natural light. The result is a room that feels both calm and bright throughout the day.

The kitchen is sleek and considered, with clean-lined plywood cabinetry and integrated appliances. Stainless steel accents in the oven splash back and the sink add a touch of industrial detail, balancing the softness of the timber and the texture of the original floorboards.

The principal bedroom mirrors the scale and proportions of the living space, with another large bay window and elegant period detailing. Checkerboard tiles set in front of the chimney breast add character, while the alcoves offer practical space for wardrobes or shelving.

The second bedroom is a versatile room, currently set up as a child's bedroom but equally suited to use as a home office or guest room.

The bathroom has been finished with care and attention to detail. Tiled throughout, it features a walk-in shower, soaking bath and a plywood vanity unit



beneath the basin. A heated towel rail completes the space.

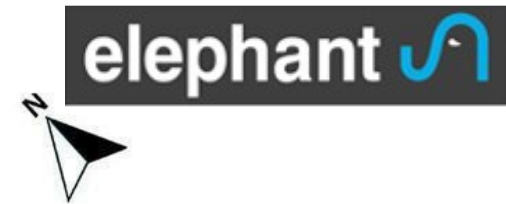
Opposite the bathroom is an under-stairs cupboard with plumbing for a washing machine.

Ideally located for enjoying the amenities of Whiteladies Road and Cotham Hill, this stylishly updated flat offers easy access to independent cafes, restaurants, shops and green spaces. Cotham School and excellent transport links are also within close proximity.

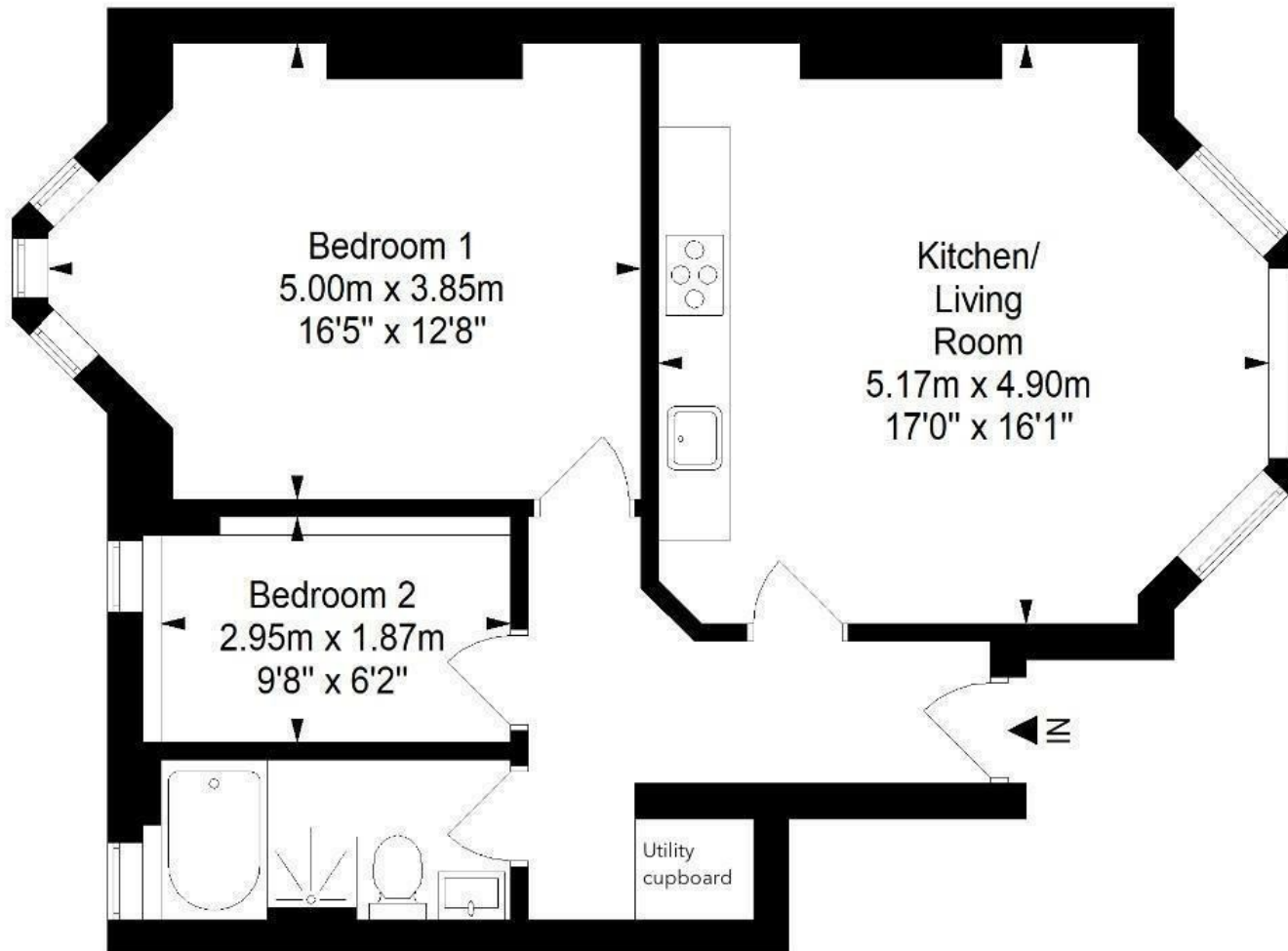




Hall Floor Flat, Cotham Vale, Cotham, Bristol, BS6 6HR



Approximate Gross Internal Area = 60.0 sq m/ 645.9 sq ft



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		



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