



£415,000

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## 41 Redland Road, Cotham, Bristol, BS6 6AG

A two-bedroom apartment occupying the top floor of a mid-19th century Bath stone Victorian villa in Cotham.

Built in the classical style characteristic of the period, the building retains its original proportions and detailing, and the apartment mirrors this with many period features maintained or restored.

The flat has been newly refurbished with a considered approach to materiality and historic detail.

The interior has been finished to create a unified and calm atmosphere, balancing the building's original character with modern style.

A restrained palette runs consistently throughout: walls, ceilings and joinery are painted in a single tone, natural sisal carpets soften the circulation and bedroom spaces, and reproduction four-panel oak doors echo the proportions of the period fabric.

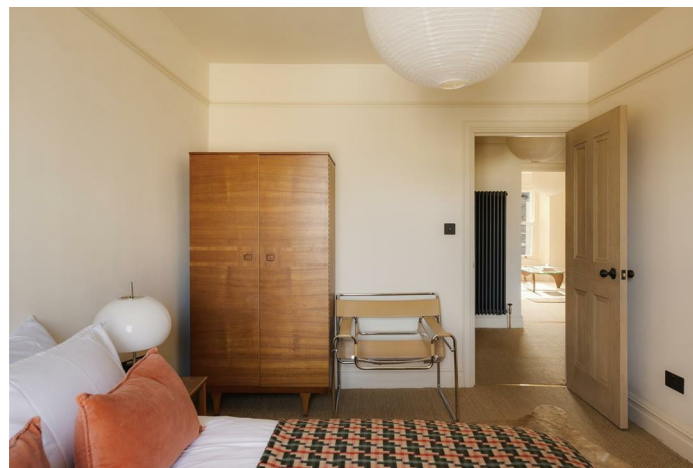
Entry to the flat is gained via its private entrance on the first floor. A staircase with its original balustrade leads up to a generous central hall, with all rooms opening from this space.

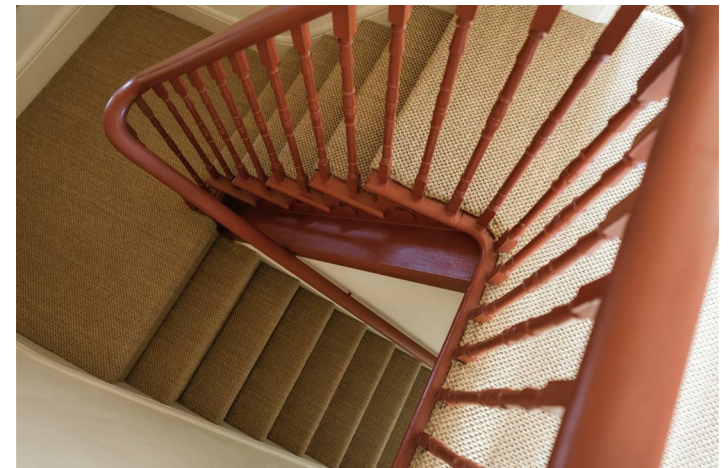
The kitchen connects to the living room and is arranged around solid oak flooring and full-stave oak worktops, paired with contrasting charcoal base cabinetry and bespoke oak tower units. Integrated appliances comprise a fridge/freezer, induction hob, oven with grill, dishwasher and washer/dryer. A tall utility cupboard has also been designed with sockets for an ironing board and vacuum charge station. A dining area is placed in front of the window, overlooking the church opposite.

The living room also looks onto the church through a sash window, with a fireplace centred on the wall, finished with a honed slate hearth. Two double bedrooms are arranged across the hallway, each benefiting from plenty of space, elevated views and a calm aesthetic.



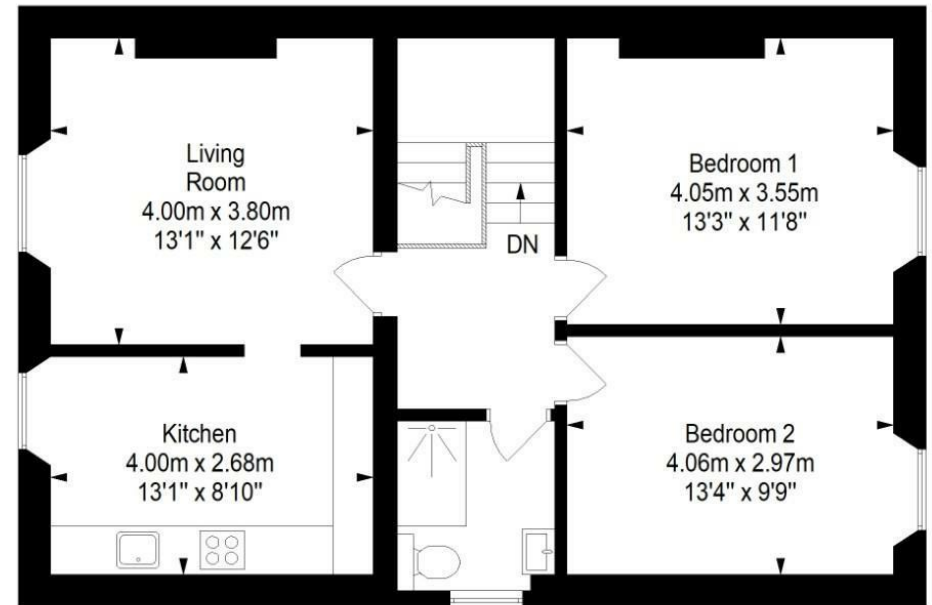
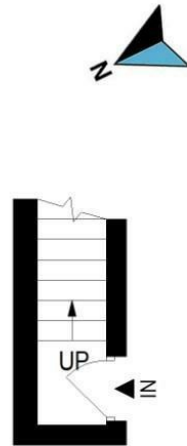






## Second Floor Flat, Redland Road, Redland, Bristol, BS6 6AG

Approximate Gross Internal Area = 73.6 sq m/ 792.2 sq ft



**First Floor  
Entrance**

**Second 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
		70	78

England & Wales EU Directive 2002/91/EC 