



£385,000

29 Cotham Vale, Cotham, Bristol, BS6 6HS

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX

Tel: 0117 370 0557

Email: clifton@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

29 Cotham Vale Cotham, Bristol, BS6 6HS

A beautifully maintained first-floor flat in an impressive Victorian building, located conveniently close to Cotham Hill & Whiteladies Road.

The front door, with intricate stained glass above, provides access to the communal hallway and staircase. The entrance to the flat opens into the spacious and versatile living room. The period fireplace is the focal point of the room. Useful cabinets and open shelving have been built into each alcove. The room is large enough to be configured with distinct living and dining areas, with the current dining table positioned neatly in the bay window at the front of the home. Other features include period ceiling cornice, picture rails, and oak flooring which sweeps through into the adjacent kitchen. Beautiful timber double-glazed sash windows are fitted throughout the flat.

The kitchen is filled with light via the twin sash windows and comprises cream shaker-style wall and floor cabinets providing lots of storage. There is an integrated oven, an induction hob with an extractor above and space and plumbing for a washing machine and an undercounter fridge/freezer. Oak worktops and white metro tiles give the kitchen a stylish finish, with sage green painted walls.



Head through the living room towards the back of the flat and you will find two bedrooms and a bathroom.

The first bedroom is a comfortable space with soft cream carpeting underfoot, and a bay sash window creating a light and bright atmosphere as well as an elevated outlook across Redland. A built in cupboard provides storage and houses the combi boiler.

The adjacent bathroom features a calming blue and white colour scheme and features a shower over bath configuration, toilet and wash basin.

The second bedroom is situated down a few steps and has a wonderfully cosy feel. Currently used as the main bedroom, the room also features soft carpeting, has space for a king size bed as well as storage furniture. Twin sash windows let the light flood in from the westerly aspect.

This well-sized and immaculately presented home is in easy reach of Whiteladies Road and Cotham Hill and all of the restaurants, cafes and bars that they have to offer. Clifton Down train station and bus routes offer easy links to the City Centre.

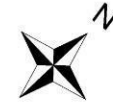
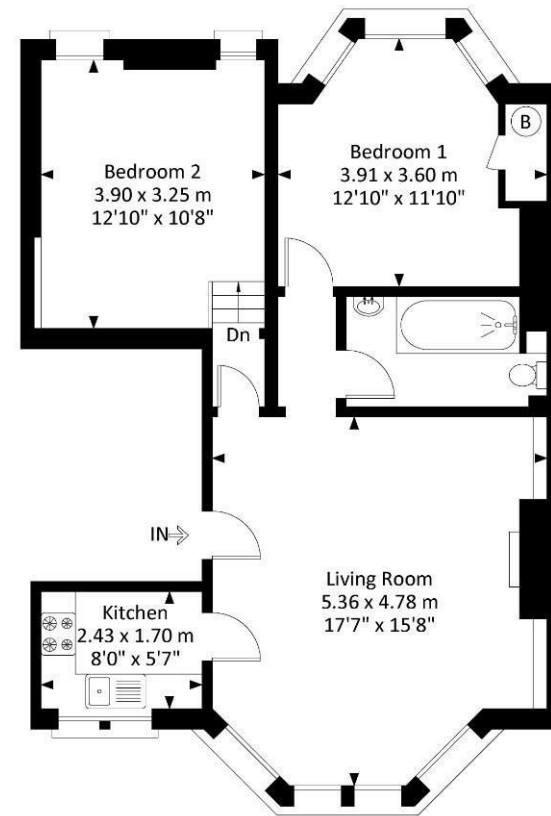
Offered with no onward chain.





First Floor Flat, 29 Cotham Vale, Cotham, Bristol, BS6 6HS

Approximate Gross Internal Area = 62.33 sq m / 670.91 sq ft



First Floor

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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
	EU Directive 2002/91/EC			EU Directive 2002/91/EC	

Energy Efficiency Rating: 67 (Current), 80 (Potential)

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