



cj HOLE
est. 1867

**Hall Floor Flat 57 Cotham
Brow**

Cotham, BS6

£300,000

GUIDE PRICE



*An elegant Hall Floor
apartment with Private
Parking positioned on Cotham
Brow and offered with no
onward chain.*



Charming Hall Floor
Private Parking
No Onward Chain
Character Features
Superb Cotham
Location



PROPERTY DESCRIPTION

Situated in a highly desirable location on Cotham Brow, this beautifully presented hall floor apartment offers a wonderful combination of period charm, modern comfort and convenience, with the added benefit of private off-street parking.

The apartment is filled with character and retains a wealth of attractive period features, including impressive high ceilings, ornate cornicing and a magnificent large bay window which floods the space with natural light. These elegant architectural details create a wonderful sense of space and grandeur, giving the apartment a welcoming feel.

Presented in good condition throughout, the property offers comfortable, ready-to-move-into accommodation, making it an ideal choice for those looking to settle straight into their new home without the need for immediate improvements. The apartment comprises a spacious double bedroom with walk in bay, well-appointed bathroom, and kitchen alongside a charming reception space. The rare addition of private parking is a particularly valuable feature in such a central and sought-after location.

Cotham Brow is a fantastic place to call home, perfectly positioned to enjoy some of Bristol's most popular and vibrant neighbourhoods. The independent shops, cafés, bars and restaurants of Gloucester Road and Stokes Croft are within easy reach, while the fashionable boutiques and amenities of Clifton and Whiteladies Road are also conveniently accessible. Bristol city centre is close by, making this an excellent location for those wanting to enjoy everything the city has to offer.

Combining beautiful period features, a superb central location and the practicality of private parking, this charming apartment presents an excellent opportunity for first-time buyers looking for a characterful home, as well as investors seeking a property in a consistently popular residential area.

Offered to the market with no onward chain, this is a fantastic opportunity to secure an attractive and well-positioned apartment in the heart of Bristol.





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OVER **150** YEARS OF
EXCELLENCE



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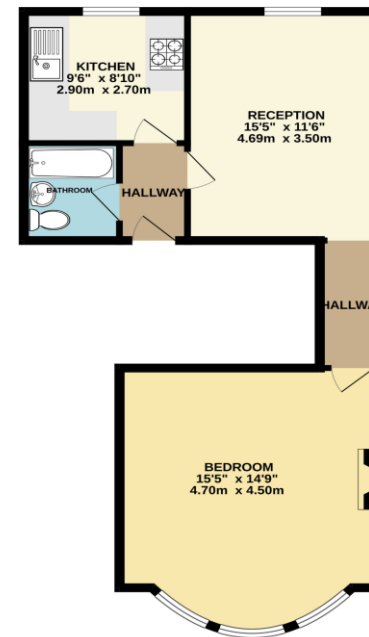
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TENURE: Leasehold COUNCIL TAX: B EPC: D

GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA - 602 sq.ft. (55.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.
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