



Cotham | Guide Price £290,000

leese & nagle 

Flat 2, 34 Cotham Park, Bristol, BS6 6BY

- 1 Bedroom
- Open Plan Living
- Private Entrance
- Beautiful Communal Garden
- Superbly Located
- Ready to Move Straight Into

A superb 1 bedroom lower floor flat on an extremely sought after road. Benefits include its own private entrance as well as large, beautiful communal garden. Being ready to move straight into and enjoying modern open plan living, this property is perfect for a buyer seeking the city life and all it has to offer. It is perfectly positioned with easy access to Whiteladies Road, Clifton, Park Street and Gloucester Road. A wonderful property that is not to be missed.

As you arrive to the building you cannot help but notice its Victorian charm and character with some ornate and stylish external finishes. Down several steps and you find the private entrance to the property. The hallway gives passage to all of the rooms, as well as storage spaces. The flat benefits from electric underfloor heating throughout and is double glazed. The main living area is open plan and lends itself as a kitchen/living and dining area. With large bay window to the front that enjoys a westerly aspect, beautiful decorative fireplace with surround, desk space built into the alcove and a hard-wearing tiled floor that runs through the majority of the property. The kitchen boasts a range of wall and base units, worktop, stainless steel sink, electric hob, stainless steel cookerhood, Bosch electric oven, built in microwave and space for fridge/freezer.

As the space is open plan it offers versatility but can easily accommodate a sizeable table and chairs, perfect for day to day living or for entertaining guests and family. Off the hall is the addition of what is currently used as a snug by the current vendors which is perfect as it is tucked away and is a cosy area to watch a film or read a book, also with window to the side. Equally this could lend to being a perfect space for those working from home.





The bedroom is a double room with window to side, fitted wardrobe and is neutral in décor and well presented. The shower room has a shower cubicle, low level WC, wash hand basin with vanity unit, extractor fan, tiled floor (again with underfloor heating). Finally, there is a utility space with plumbing for washing machine and cupboard housing modern Ideal Instinct water tank system.

The property has usage of the beautiful communal gardens that extend across 32 and 34 Cotham Park which means it is a sizeable communal space for the residents to enjoy. It is laid mainly to lawn with some interesting shrubs and trees which enjoy the seasons. There is a communal drying line for clothes.

A fantastic property that is ready to move straight into and in a desirable, convenient and central location. Viewing highly recommended.

Important Information:

Tenure: It is understood that the property is leasehold for the remainder of a 999 years from 6th April 1974, therefore, there are circa 949 years remaining. This information should be checked by your legal adviser.

Service Charge: It is understood that at the time of writing these particulars the annual service charge is £80 per month.

32 and 34 Cotham Management Company Ltd own the Freehold. Again, this information should be checked by your legal adviser.

Pets are allowed in the individual properties but not in the communal areas such as garden.



Energy Performance Certificate Rating D

Council Tax Band A

Areas of Local Interest (Among Many)

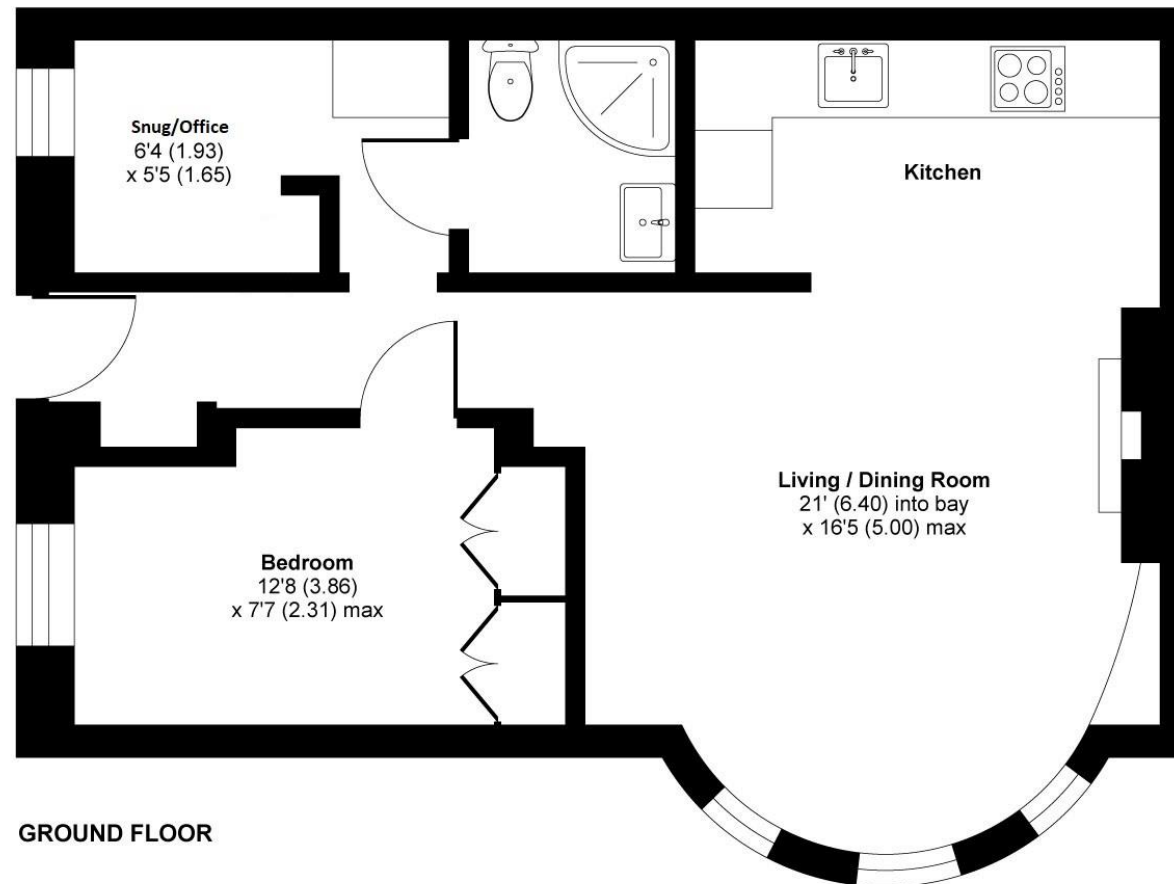
- Redland Train Station – 360 yards away
- Bannatyne Health Club – 360 yards away
- Cotham Gardens – 360 yards away
- Cotham Hill (range of pubs and restaurants etc) – 0.5 miles
- Gloucester Road (independent shops and eateries) – 1.6 miles
- University Buildings (Tyndall Avenue) – 0.6 miles
- BBC Bristol – 0.6 miles



Cotham Park, Bristol, BS6

Approximate Area = 520 sq ft / 48.3 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Leese & Nagle. REF: 1070854



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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