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**hollis
morgan**



26, The Old Library Winsley Road, Cotham, Bristol, BS6 5QY

£345,000

Hollis Morgan presents this immaculate, modern two-bedroom apartment, ideally located on the second floor of a recently completed development. The Old Library offers the epitome of contemporary city living, nestled in one of Bristol's most desirable and vibrant neighbourhoods. Just minutes from the city centre, with a wealth of amenities right on your doorstep, it's the perfect place to enjoy both convenience and style.

- Modern Conversion
- Open plan living space
- Two double bedrooms
- High end fixtures & fittings
- Communal Residents garden
- Allocated Secure parking
- Bike storage
- Fantastic Location

The Property

Nestled in a beautifully converted landmark building on the sought-after Winsley Road, this immaculate two-bedroom apartment offers both modern luxury and exceptional convenience. Located within easy reach of an eclectic mix of independent shops, cafes, and local amenities, it's the perfect home for those who appreciate style and a vibrant, community-focused setting. Positioned on the first floor, this bright and spacious apartment boasts an open-plan kitchen and living area that is both generous in size and flooded with natural light. The contemporary kitchen features a sleek white gloss finish, with plenty of storage in both wall and base units, complemented by a stainless steel sink and drainer. It is equipped with top-of-the-line NEFF appliances, including an electric hob with an extractor fan, oven, dishwasher, and fridge-freezer, ensuring effortless modern living. The apartment offers two generously proportioned double bedrooms, each providing a peaceful sanctuary, with the master featuring modern wooden shutters. The stylish family bathroom exudes quality with its modern fixtures, including a mains-fed shower over the bath, a sleek basin, low-level WC, and a large inlaid mirror, along with a heated towel rail for added comfort. The living area and both bedrooms feature stunning herringbone flooring, adding a touch of elegance and charm throughout. Additional features include two handy storage cupboards off the hallway, providing ample space for all your essentials. The property also benefits from super-fast fibre-optic broadband and a cutting-edge Wiser heating system, offering a seamless, energy-efficient living experience. Externally, residents are granted access to a secure, underground allocated parking space, ensuring peace of mind and convenience. A tranquil communal garden lies tucked away behind the building, providing a serene outdoor space to unwind, and a dedicated bike store adds to the appeal of this exceptional property. Perfectly positioned for easy access to the City Centre, just a short stroll away, this apartment offers the ideal blend of stylish living and superb connectivity.

Location

Cheltenham Road is a vibrant and bustling High Street, home to an array of beloved independent retailers, charming cafes, trendy bars, and diverse restaurants, offering something for every taste and occasion. For those who commute, this location is ideal, with the City Centre just a short walk or cycle away. The A38 is well-served by frequent bus routes, and both Montpelier and Redland train stations are nearby, offering excellent transport links across the city. The Bristol Bus Station is also just a short stroll from the property. For nature lovers, several green spaces are within easy reach, including the beautiful Redland Green, Cotham Gardens, and St Andrews Park.

Other Information

Leasehold, residue of 999 years.
Ground Rent £270 PA
Management Fee: circa £1600 PA
Council Tax: B

Please Note

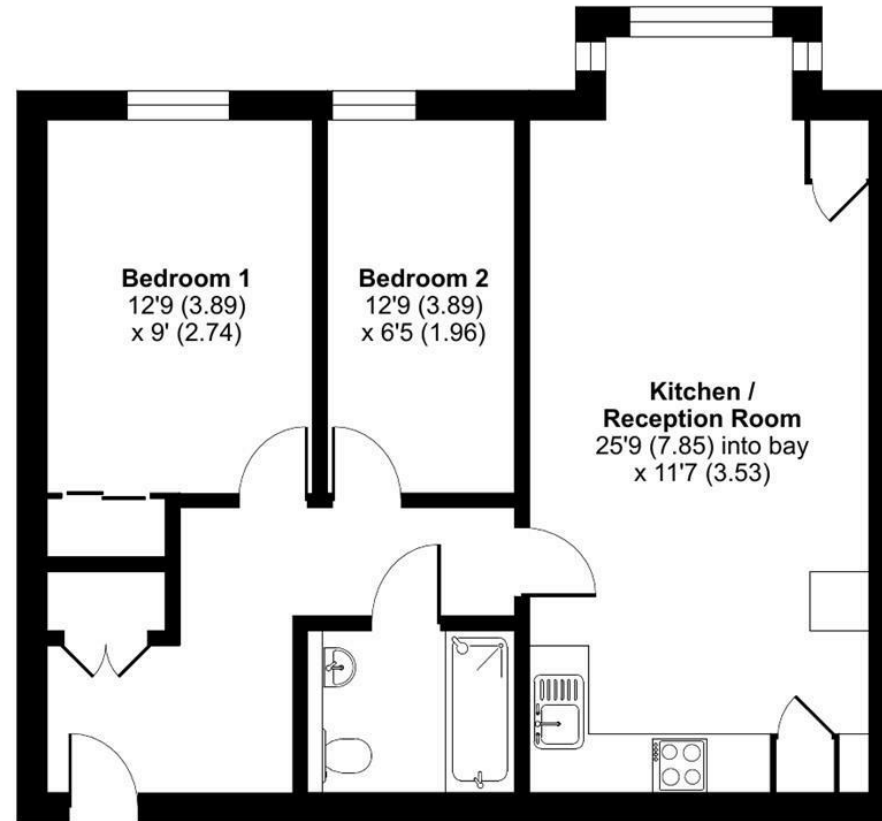
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The Old Library, Winsley Road, Bristol, BS6

Approximate Area = 653 sq ft / 60.7 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hollis Morgan. REF: 1275889



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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