



MAGGS  
& ALLEN

FIRST FLOOR FLAT, 56 COTHAM ROAD

COTHAM, BRISTOL, BS6 6DW

£350,000

This well-proportioned and recently updated two-bedroom apartment occupies the first floor of an attractive Bath stone-fronted period property in the heart of Cotham. Offered to the market with no onward chain, it is perfectly positioned for easy access to Gloucester Road, Whiteladies Road, and Cotham Hill.

## Description

The apartment is flooded with natural light and benefits from an elevated position that provides far-reaching city views. Upon entering, a large inner hallway with wooden laminate flooring and a substantial storage cupboard makes good use of the space.

The living room is a bright space at the rear of the property, featuring fireplace recess detailing and inset ceiling downlights. This room leads through to a separate kitchen/dining room, a rare and practical addition for a period apartment, providing plenty of space for both cooking and dining.

Bedroom 1 is a generous double, while the second bedroom is also a well-proportioned double, both finished with fitted carpets and large uPVC windows. The recently fitted bathroom is stylish and bright, featuring a modern three-piece suite with a bath and shower over, a floor-standing vanity basin, and contemporary tiling.

## Tenure

We understand that the property is leasehold for the remainder of a 125 year lease, from 1 January 2017.

We understand the Ground Rent is £250 per annum.

We understand the Service Charge is £504 per annum.

## Location

Cotham is a residential neighbourhood celebrated for its Victorian and Georgian architecture. Tree-lined streets and well-preserved historic buildings create a timeless charm. Home to a diverse community, including families, professionals, and students, Cotham offers a welcoming atmosphere near the University of Bristol.

Cotham Hill, a vibrant high street, hosts independent shops, cafes, and restaurants, adding to the neighbourhood's appeal. Green spaces like Cotham Gardens provide residents with peaceful retreats within the urban setting.

Centrally located, Cotham provides easy access to Bristol's city centre, offering both historic charm and convenient connectivity to amenities and transportation.

## Schools

Cotham School - Distance: 0.2 miles

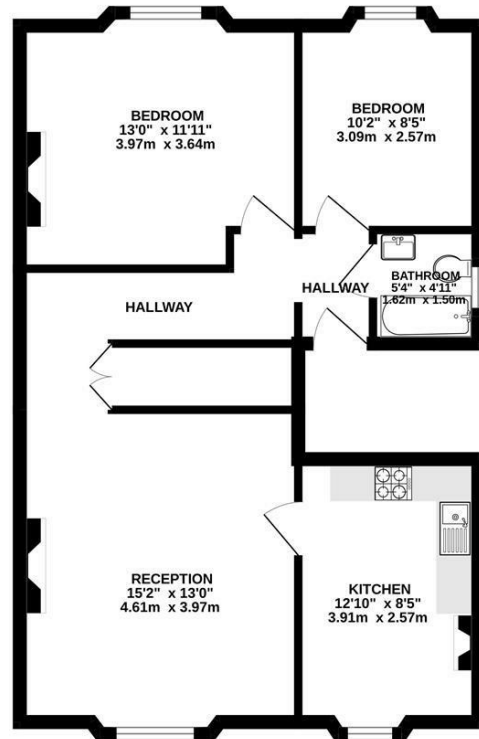
Cotham Gardens Primary School - Distance: 0.21 miles

Montpelier High School - Distance: 0.4 miles

If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.



FIRST FLOOR  
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 653 sq.ft. (60.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 operability or efficiency can be given.  
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- A smart two-bedroom first floor flat
- Occupying part of a handsome Georgian building
- Superbly well-located close to the centre, Gloucester Road and Whiteladies Road
- Light-filled
- Well-proportioned
- Offered with no onward chain

**Guide Price:** £350,000

**Tenure:** Leasehold

**Council Tax Band:** C

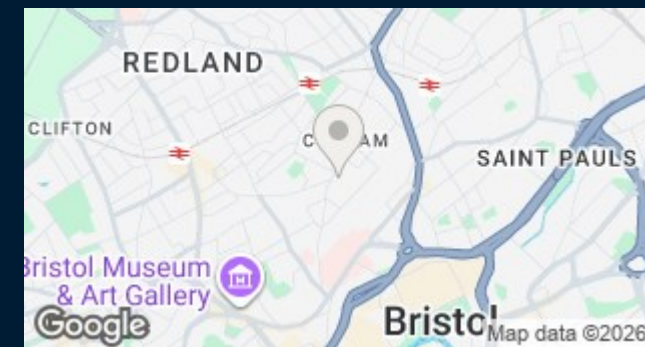
**EPC Rating:** D

**Local Authority:** Bristol City Council

**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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