



**MAGGS  
& ALLEN**

**FLAT 2, 32 SYDENHAM ROAD**

**COTHAM, BRISTOL, BS6 5SJ**

**Offers In The Region Of £355,000**

A two-bedroom flat with sizeable private rear garden, presented superbly and situated in the charming area of Cotham.

### Property Details

The apartment is accessed via communal entrance servicing two flats. As you step inside, you will be greeted by a welcoming hallway, accessing all internal rooms and fitted with smart wooden flooring and presented in contemporary décor.

The living space is a comfortable, open-plan area providing access to the private garden at the rear, and providing an ideal space for entertaining and relaxing - again decorated very tastefully in contemporary colours and complemented by wooden flooring. The kitchen area has matching wall and floor mounted units, space for white goods and a built-in oven, and fitted with modern patterned tiling.

From the hallway, there are two bedrooms, the master bedroom at the front benefiting from a large curved bay window, allowing natural light to flood the room. It also has ample space for wardrobes and other furniture. The second bedroom is a versatile space and is currently being utilised as a study, and looks out onto the garden.

Perhaps the highlight of the property is externally, where you will find a sizeable private rear garden which is laid mainly to lawn, with a decking area accessed directly from the lounge - ideal for alfresco dining. There is further outside space to the front of the property.

### Location

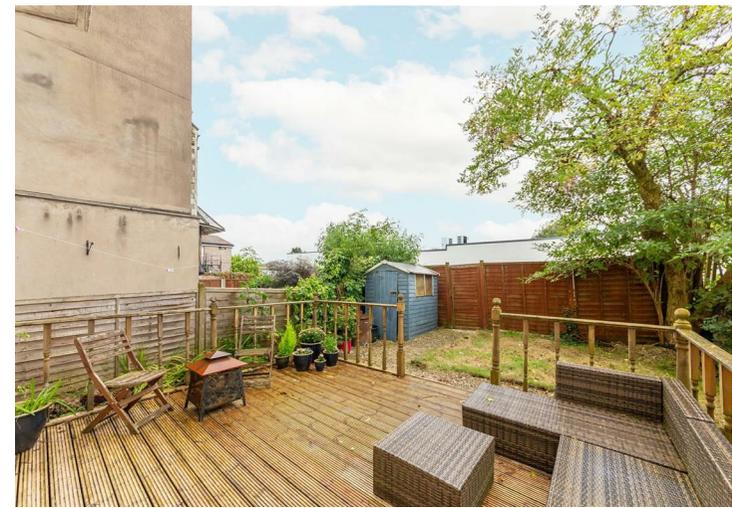
Cotham is a residential neighbourhood celebrated for its Victorian and Georgian architecture. Tree-lined streets and well-preserved historic buildings create a timeless charm. Home to a diverse community, including families, professionals, and students, Cotham offers a welcoming atmosphere near the University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

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.

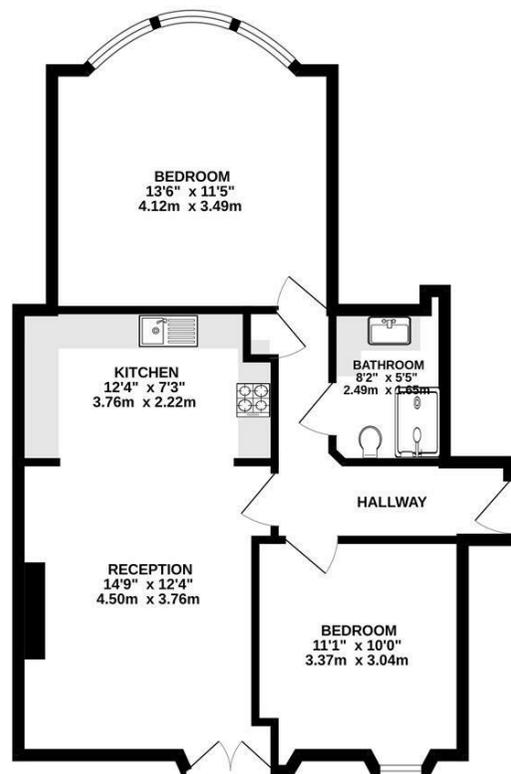
Centrally located, Cotham provides easy access to Bristol's city centre, offering both historic charm and convenient connectivity to amenities and transportation.

### Vendor's Comments

We have lived here for nearly 10 years and it has been a wonderful home. We love the area and the convenience of local shops as well as amazing restaurants and pubs within a 5-10 min walk. Having a garden has been perfect for summer BBQs! Everyone in the building is so friendly, it makes it a really lovely place to live.



**GROUND FLOOR**  
631 sq.ft. (58.7 sq.m.) approx.



**TOTAL FLOOR AREA : 631 sq.ft. (58.7 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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- Two-bedroom garden flat
- Situated in a tremendously popular location between Gloucester Road and Whiteladies Road
- Improved throughout with contemporary decor choices
- New kitchen and bathroom
- Large master bedroom with wide, curved bay window
- Private, low-maintenance garden with lawn and decked area

**Guide Price:** £355,000

**Tenure:** Leasehold

**Council Tax Band:** C

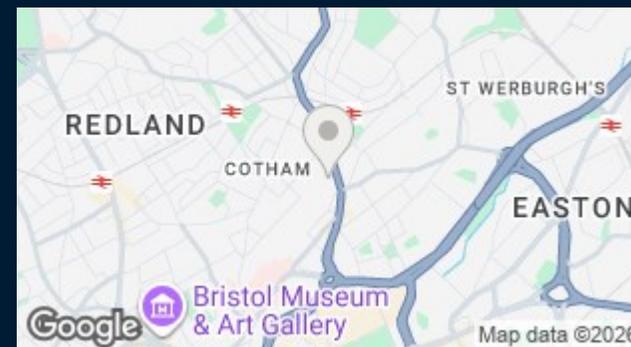
**EPC Rating:** F

**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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