



**Elmgrove Road, Cotham, Bristol BS6**  
**£338,000**

2 bedroom flat for sale | Leasehold **SSTC**

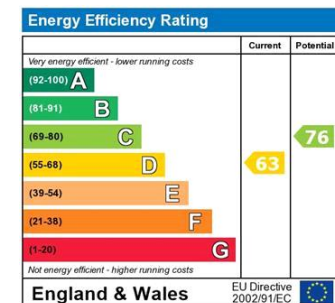
A converted two-bedroom hall floor flat, in this very popular area which is within walking distance of Gloucester Road, Cheltenham Road and Stokes Croft.

Council Tax Band: Band B (£1913.60 per annum 2024/25).

Tenure: Leasehold (954 years)

Ground Rent: £12 per year

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only  
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