



The Parish, Park Road, BS3

A spacious two bedroom flat arranged over two levels within a converted church and within walking distance to North Street. The flat also benefits from a garage and is offered to the market with no onward chain.

ACCOMMODATION

Hallway

Open plan lounge/kitchen

Bathroom

Two double bedrooms

Garage

No onward chain

northwood



DESCRIPTION



Nestled in a converted church within walking distance of North Street, this exceptional property exhibits some truly captivating features while maintaining an air of comfortable, homely charm. Located in a sought-after location, the flat offers distinctive charm coupled with modern conveniences that cater to a variety of lifestyle needs. Internally the flat is light and airy and also offers a quiet and peaceful living space.

Amid the convenient urban hustle and bustle, this property oozes character from its two floors. As soon as you step inside and pass through the hallway, you'll notice the open plan lounge/kitchen. The essence of contemporary living, this open space is drenched in natural light, allowing for a warm and welcoming atmosphere. Here, you'll also appreciate the unique feature of a Juliet balcony, adding a touch of elegance and offering views across the surrounding neighbourhood.

A defining feature of this splendid flat are its two double bedrooms, designed for comfort and space. The first bedroom, located on the first floor, is beautifully-appointed with a built-in wardrobe. The second spacious double bedroom has been designed to create a tranquil space where one can relax and unwind. This would also make a perfect home office space if required.

The property holds one bathroom which includes all desired amenities such as a bath with an overhead shower, a WC, and a hand basin. A combination of style and function, this bathroom suite has been well-designed to cater to all needs.

Another unique selling point to this stellar two-bedroom flat is its garage. A rarity for many flats, this feature provides vital storage or parking space, adding practical value to the property.

This prime location has the convenience and vibrancy of the urban area, yet also benefits from the abundance of green spaces and nearby parks. A stone's throw away from vital public transport links and local amenities, it strikes the perfect balance between city living and natural tranquillity.

This stunning property would be ideal for first-time buyers on the lookout for a remarkable home in a desirable location that combines the best of old and new. With its captivating unique features and excellent location, this flat is a hidden gem waiting to be discovered.



SITUATION

Located within walking distance of the popular vibrant North Street and its array of cafés and bars, this home will no doubt appeal to first time buyers and property investors alike.

Bristol is famed for its growing reputation within the business sector and is home to a number of large employers including Rolls-Royce and the MOD.

The diverse culture within the city makes it an ideal destination for dining out, with a number of high-quality restaurants and brasseries within the Clifton area and throughout the city. The city is also home to a number of iconic landmarks including Brunel's Clifton Suspension Bridge and the impressive SS Great Britain. The Bristol International Balloon Fiesta is held annually at the Ashton Court estate and attracts balloonists and spectators from all corners of the world.

Bristol also boasts a modern shopping centre in the heart of the city, Cabot Circus which offers a broad spectrum of shops and dining facilities. On the northern side of the city just off junction 17 of the M5 is the regional shopping centre Cribbs Causeway, again offering a plethora of shops, restaurants, and leisure facilities.

The Heritage city of Bath is also within easy reach of the property. Famed for its Georgian architecture Bath is home to the Roman Baths and is a popular destination for locals and tourists. The city also boasts a racecourse for the racing enthusiasts.

The M4 and M5 motorways are within easy reach, mainline rail connections to London Paddington are offered at Parson Street Station. For those looking to travel further afield, Bristol International Airport is a mere 7 miles away and offers regular domestic and international flights.

GENERAL

Tenure – Leasehold, 975 years remaining, £2,060.70 p.a. annual service charge, £50.00 annual ground rent. Services - Mains water, mains gas, mains electricity. Postcode – BS3 1PJ. Energy Performance Certificate – D Viewings - Strictly by appointment with the Vendors agent Northwood 0117 9635777.

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