



**MAGGS
& ALLEN**

ST. BARTHOLOMEWS COURT, CHRISTMAS STREET

CITY CENTRE, BRISTOL, BS1 5BT

Asking Price £375,000

FLAT 8, ST. BARTHOLOMEWS COURT CHRISTMAS STREET, CITY CENTRE, Asking Price £375,000

A stunning, light & bright spacious two-bedroom apartment in the heart of the city centre. Boasting a blend of original features, including exposed beams and contemporary neutral décor, this would make for an ideal first purchase or investment. Offered with no onward chain.

Property Details

Set in a secluded private courtyard behind the historic 'Christmas Steps', this development was converted in 2015 from a Grade II listed building with historic significance and retains many of the original features of the building.

The apartment has been superbly well-maintained throughout and includes wood flooring, gas central heating, two contemporary bathrooms and a well-designed kitchen with plenty of work surfaces.

The kitchen/living space in particular is a highlight - a dual aspect room with vaulted ceilings, exposed beams and views of the well-kept gardens. The kitchen features a range of base and wall-mounted units and fitted with integrated appliances.

There are two bedrooms including a master with en suite, as well as a three-piece shower room with walk-in shower enclosure.

Accessed by a gated 13th century stone archway, in a private and quiet setting it is shielded from the bustle of city life. A must view to truly appreciate what this apartment has to offer.

Location

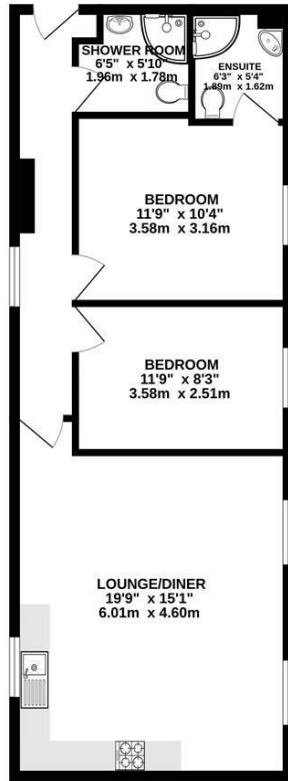
The City Centre is the heart of Bristol, famous for numerous reasons, packed with something for everyone. Whether that be the bustling Cabot Circus and Broadmead shopping centres, the many cafes and restaurants on the harbourside or on Welsh Back, Corn Street or Park Street, or perhaps you prefer the open spaces at the historic Castle Park.

The city centre is also well-known for its street art (home of Banksy!), and entertainment, being home to The Old Vic theatre and the O2 Academy. It's therefore no surprise that the city centre appeals to students, young professionals, and families alike.



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

633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 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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- Modern City Centre apartment packed with character
- Converted in 2015 as part of a Grade II listed building
- In immaculate condition throughout
- Impressive vaulted ceilings
- Two bedrooms
- Two bathrooms
- Modern décor
- Communal garden
- No onward chain

Guide Price: £375,000

Tenure: Leasehold

Council Tax Band: C

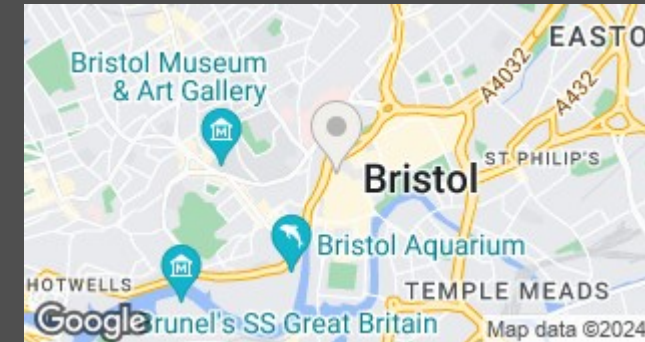
EPC Rating: C

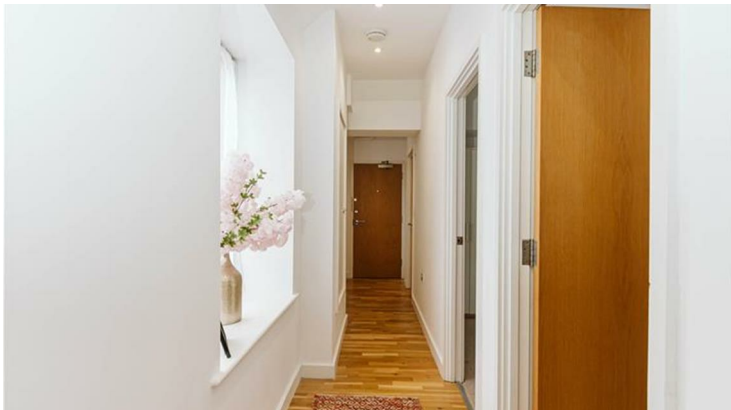
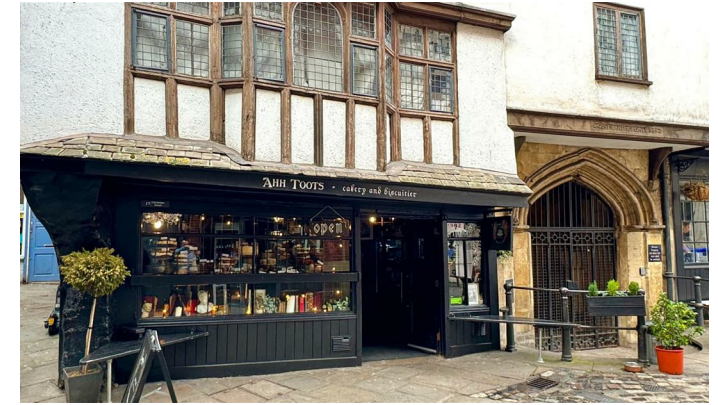
Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be





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