



MAGGS
& ALLEN

GARDEN FLAT, 72 ST. PAULS ROAD
CLIFTON, BRISTOL, BS8 1LP
Asking Price £485,000



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A charming garden flat boasting abundant character, a stylish interior, two generous bedrooms, two bathrooms, and private front and rear gardens that open onto Arlington Gardens, providing a level of seclusion and peace within a stunning Grade II Listed building.

Property Details

The apartment boasts its own front (and rear) entrance and a secluded front courtyard. Upon entry, a welcoming hallway leads to the principal bedroom with its own en-suite shower room. The second bedroom is highly impressive, offering ample space, in-built storage, feature fireplace surround, and natural light through its large shuttered window.

The living area exudes charm with wooden floorboards, a fireplace, and exposed beams, with access to the renovated kitchen overlooking the private garden.

The kitchen is equipped with a new boiler, and fitted with a range of grey base units and wall-mounted units - all done to contemporary tastes.

Double doors open onto a spacious, south-facing garden which in turn seamlessly connects to Arlington Gardens - providing an additional outdoor space which whilst in a central location provides a real sense of tranquillity.

A truly impressive property. Contact Maggs & Allen to arrange a viewing.

Service charge is £65 p/m and ground rent is £10 annually.

Schools

Christ Church Church of England Primary School approx. 0.29km

Ss Peter and Paul RC Primary School approx. 0.79km

Location

Clifton exudes a timeless charm with its historic architecture, predominantly Georgian and Victorian buildings, creating a picturesque and inviting atmosphere. The area is renowned for its green spaces, including the scenic Clifton Downs and the iconic Clifton Suspension Bridge, offering residents ample opportunities for outdoor activities and leisurely strolls.

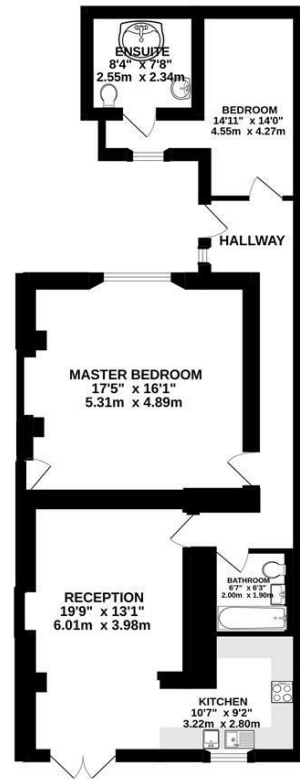
A stroll through Clifton Village reveals a unique and vibrant shopping experience, characterized by a range of independent shops, boutiques, and cafes that showcase the local businesses. Whiteladies Road also boasts an array of highly regarded shops, cafes and restaurants and is one of the main routes into the centre.

Residents benefit from good transport links, including buses and local train services, facilitating convenient travel within the city. For those with a penchant for exploration beyond Clifton, major roads are easily accessible.



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

LOWER GROUND FLOOR
921 sq.ft. (85.5 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.5 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 spacious flat occupying the lower ground level of a handsome Grade II Georgian building
- Two bedrooms including an impressive master bedroom
- Private rear garden, leading to a quite stunning and quiet communal garden beyond
- Offering an open-plan kitchen/living space with French doors to garden
- Two bathrooms including one en suite
- Neutral decor
- Situated in the highly desirable area of Clifton
- Character features

Guide Price: £485,000

Tenure: Leasehold

Council Tax Band: B

EPC Rating: D

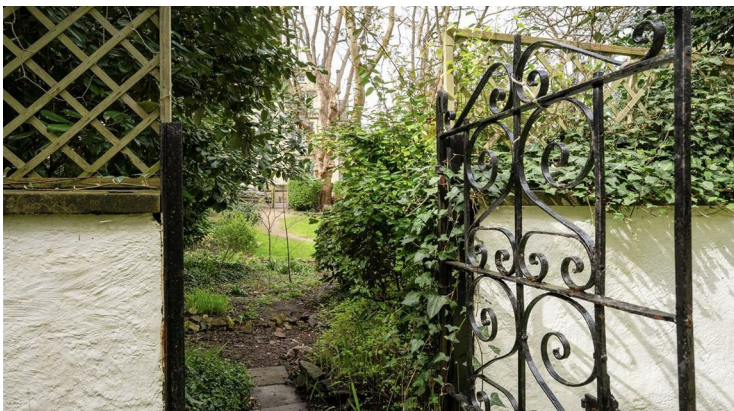
Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

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





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