



**MAGGS
& ALLEN**

9 APSLEY VILLAS KINGSDOWN PARADE
KINGSDOWN, BRISTOL, BS6 5UH
Asking Price £155,000

A studio apartment in need of refurbishment, occupying the upper floor of a handsome Georgian building. Boasting a private roof terrace and incredible wide-reaching views of Bristol, this property is offered with no onward chain.

Property Details

Upon entering the living room/bedroom space you will find access through a glazed door to the private sun terrace, which offers panoramic far-reaching views of Bristol from an elevated position. The living room/bedroom is a reasonably sized room and benefits from a sunny aspect through much of the afternoon.

A hallway leads a bathroom with three-piece suite comprising shower-over-bath, hand wash basin, and WC; and the kitchen which is fitted with a range of base units and wall-mounted units.

The property is in need of refurbishment but has clear potential and could be an ideal investment or first-time purchase.

Offered with no onward chain.

Location

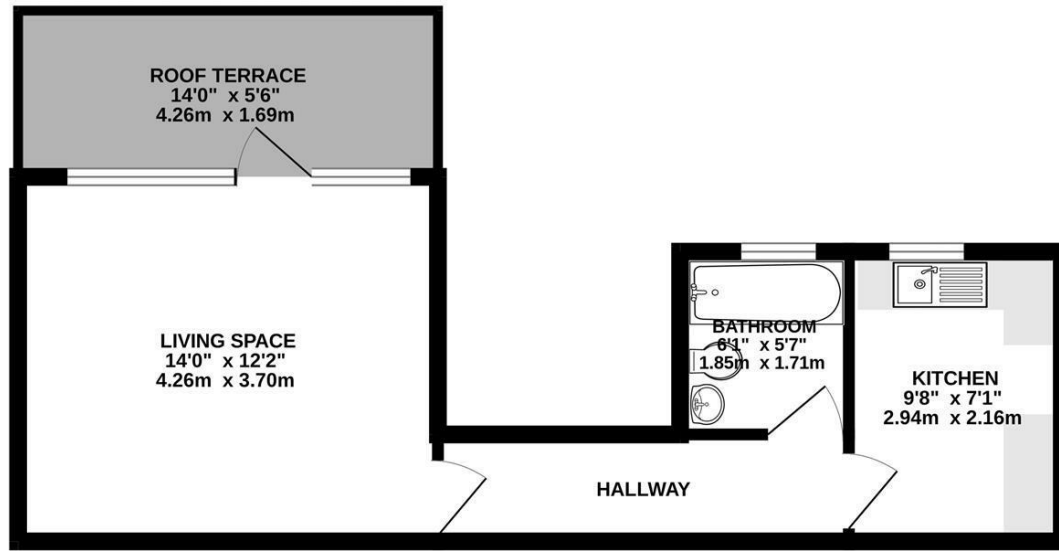
Kingsdown is a residential neighbourhood celebrated for its Georgian architecture where well-preserved historic buildings create a timeless charm. Home to a diverse community, including families, professionals, and students, Kingsdown offers a welcoming atmosphere near the University of Bristol.

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



TOP FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 321 sq.ft. (29.8 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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- Studio apartment located in a tremendous location
- Boasting wide-reaching city scape views of Bristol
- Private roof terrace
- Communal garden
- In need of refurbishment
- Ideal investment or first time buyer purchase
- No onward chain
- EPC TBC

Guide Price: £155,000

Tenure: Leasehold

Council Tax Band: A

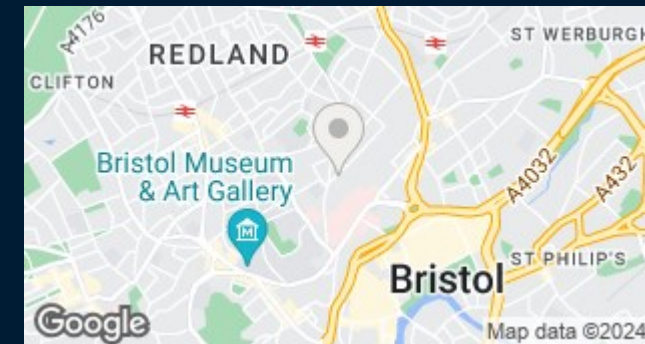
EPC Rating: D

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 incorrect or liable to change. Please contact the office to confirm any details.





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