



**MAGGS  
& ALLEN**

**FLAT 12 KELLAWAY COURT, KELLAWAY AVENUE**

GOLDEN HILL, BRISTOL, BS6 7YP

Price Guide £299,950

A spacious and much-improved two-bedroom ground floor apartment with secure garage; ideally located between Bishopston and Henleaze in the popular Kellaway Court within easy reach of Gloucester Road.

## The Property

The property is accessed via the ground floor hallway of a well-maintained building, and you enter via vestibule, and beyond here into the hallway which in turn provides access to each of the rooms.

The expansive kitchen/lounge-diner is a particular highlight of the property - a spacious room benefitting from plentiful natural light and finished in contemporary colours. The kitchen has been fitted with a range of distinctive dark base and wall-mounted units with integrated appliances including BOSCH oven and 5 ring hob, complemented by marble effect work tops, and also features a breakfast bar with low-hanging pendant lighting.

There are two bedrooms, both of which are doubles, and the large of which has been cleverly designed to fit a wardrobe in the recess. Both benefit from plentiful natural light through double glazed windows. A three-piece bathroom with modern suite including shower-over-bath, and storage cupboard adjacent, complete the internal aspect of what is a tremendous apartment.

Externally, the property comes with a private, secure garage, plentiful visitor parking, and well-maintained grounds.

Fully refurbished with thought and attention to detail, this excellent apartment will undoubtedly command strong interest. Viewings exclusively through Maggs & Allen; please call us today to arrange a viewing.

## Location

The location is perfect for city access, with bus stops just steps from your door. Horfield Common is within walking distance, offering a great spot to enjoy nice weather, and the nearby Horfield Leisure Centre is ideal for those looking to stay active. You'll find a variety of shops in both Henleaze and along Gloucester Road, which also features coffee shops, bars, and restaurants. A supermarket is just minutes away, and Southmead Hospital is easily accessible. Additionally, the property is situated in a priority area for highly sought-after primary and secondary schools.

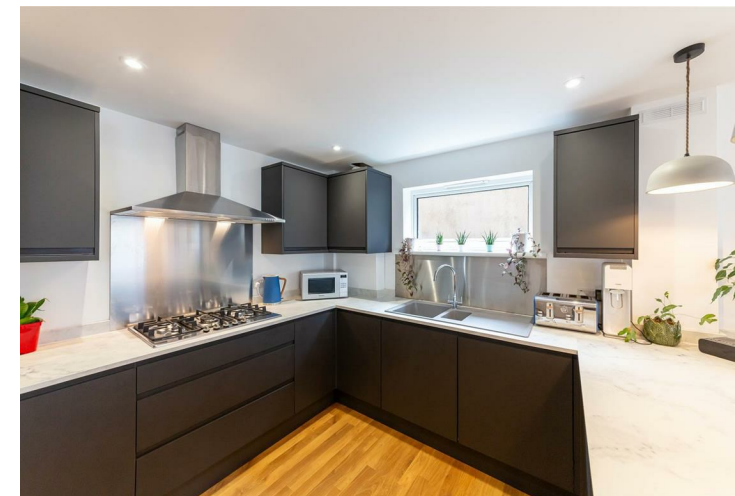
## Schools

Henleaze Junior School - Distance: 0.28 miles

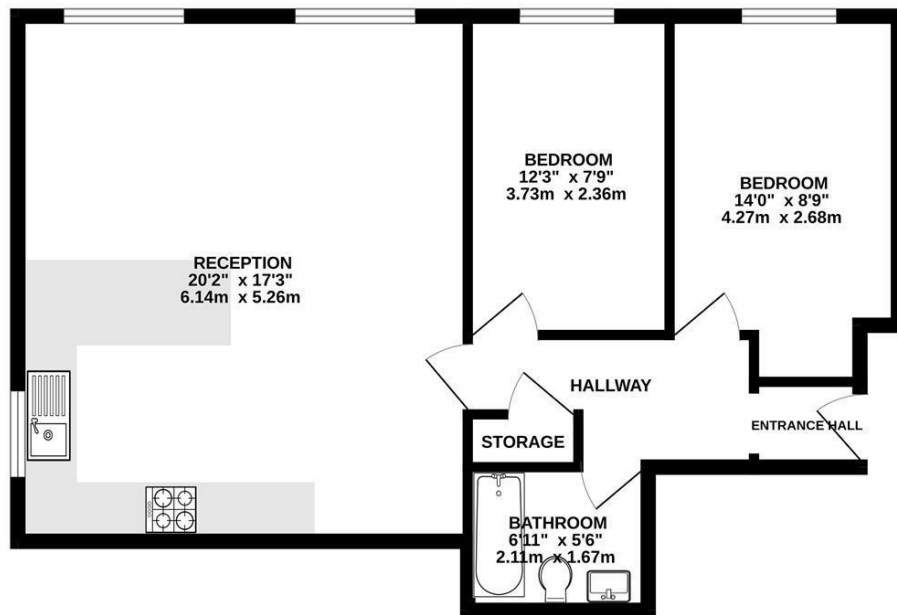
Bishop Road Primary School - Distance: 0.34 miles

Ashley Down Primary School - Distance: 0.5 miles

Redland Green School - Distance: 0.97 miles



**GROUND FLOOR**  
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 663 sq.ft. (61.6 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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- Renovated two-bedroom apartment with stunning, large open-plan living space
- Situated on the ground floor of a well-maintained development.
- In superb condition, with new kitchen and bathroom
- In an excellent location close to Gloucester Road
- Secure garage and plenty of visitor parking
- Good local schools in close proximity
- Contemporary decor

**Guide Price:** £299,950

**Tenure:** Leasehold

**Council Tax Band:** B

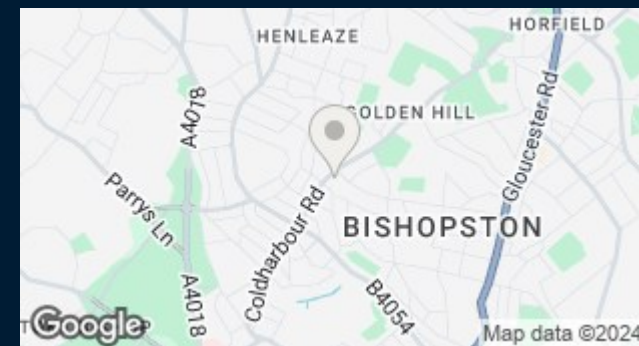
**EPC Rating:** C

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





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