



MAGGS
& ALLEN

127, GRACE APARTMENTS COLLEGE ROAD
BISHOPSTON, BRISTOL, BS7 9LU
Offers In Excess Of £220,000

A superbly well-presented modern apartment situated in this highly desirable development which forms part of the Gloucestershire County Cricket Ground. Offered with no onward chain.

Property Details

This attractive and well-proportioned apartment is situated on the first floor of Grace Apartments in Bishopston, close to the cafes, restaurants, and amenities of Gloucester Road.

Well-maintained by the current owner, the apartment features a light and airy ambiance with contemporary décor.

The living room/kitchen-diner serves as a spacious and social entertaining area, highlighted by large floor-to-ceiling windows that span the entire rear living room wall.

The stylish kitchen is equipped with modern wall and base units and integrated appliances, including an electric oven, and a built-in fridge/freezer.

The bedroom is well-sized and boasts a built-in wardrobe.

The modern bathroom features contemporary tiling, a heated towel rail, a bath with shower overhead, and a porcelain wash-hand basin and WC.

Additional storage is available in the entrance hall, with a built-in cupboard ideal for coats and shoes, and space for a washer/dryer.

Offered with no onward chain.

Location

Bishopston is one of Bristol's best-known and popular areas, and it really is no surprise why.

The community spirit in Bishopston is palpable, with a diverse population that values inclusivity and a strong sense of local identity. Residents actively engage in neighbourhood events and initiatives, creating a warm and welcoming environment for everyone.

One of the standout features of Bishopston is its tree-lined streets, dotted with an array of independent shops, boutiques, and cafes. Gloucester Road, often referred to as the longest independent shopping street in the UK, boasts a diverse range of local businesses - from quirky bookstores to artisan bakeries, there's always something new to explore.

Bishopston is also home to an abundance of green spaces, providing a welcome escape from the hustle and bustle of city life. Whether you're enjoying a picnic in St. Andrews Park or taking a leisurely stroll through Horfield Common.

For families, Bishopston offers excellent schools such as Bishop Road Primary, and a range of family-friendly activities.

Schools

Brunel Field Primary School - Distance: 0.06 miles

Sefton Park Junior School - Distance: 0.2 miles

Ashley Down Primary School - Distance: 0.39 miles

Fairfield High School - Distance: 0.42 miles

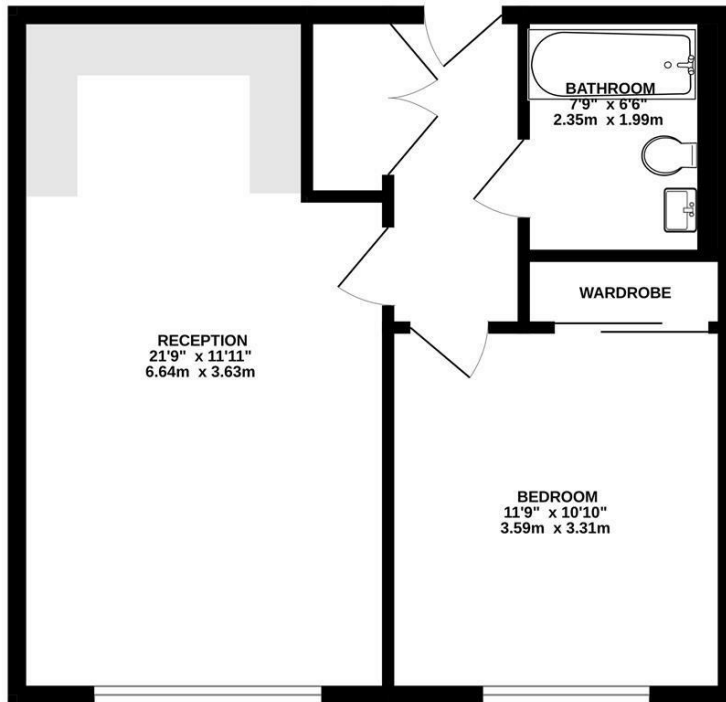
Lease Information

Leasehold, remainder of 125 years from 2010. Ground rent, £228.69 PA. Service charge, £800 PA. Building insurance, £700 PA

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



FIRST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 491 sq.ft. (45.6 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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- A spacious (47 sq.m) modern flat
- Situated in a popular development close to Gloucester Road
- One double bedroom
- Modern fixtures and fittings
- Contemporary, neutral decor
- Integrated appliances
- Offered with no onward chain
- Communal balcony

Guide Price: £220,000

Tenure: Leasehold

Council Tax Band: B

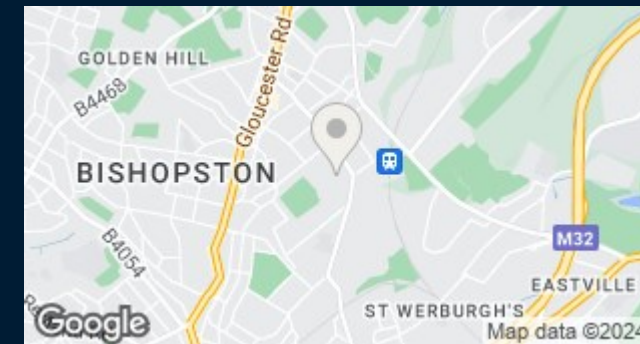
EPC Rating: B

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.





60 Northumbria Drive, Henleaze, Bristol, BS9 4HW
0117 949 9000
www.maggsandallen.co.uk | agency@maggsandallen.co.uk



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