



MAGGS  
& ALLEN

FLAT 3, 60 BELVOIR ROAD  
ST ANDREWS, BRISTOL, BS6 5DJ  
£275,000

A well-presented, one bedroom flat located on the first floor of a grand Victorian villa in St Andrews, within close proximity to Gloucester Road and St Andrews Park. Boasting high ceilings, original features and a bay-fronted reception room with stunning, elevated views of the locality.

### Approach

From Belvoir Road, an original communal door opens into a communal stairwell, with stairs leading to the first floor, and in turn the door to Flat 3. Free, on-street parking is available, and a bus stop is located nearby.

### Property Description

The front door opens to an internal hallway, with wood-effect flooring throughout and hanging space for coats.

Occupying the front of the property is a sizeable, bay-fronted living space with high ceilings, picture rails, a feature fireplace and far-reaching, southerly views across Cotham and Montpelier.

Sitting adjacent is the kitchen; comprising a range of wall and base-mounted units with sleek, handleless fronts, work surfaces and a tiled backsplash. Space is available for a washing machine, and integrated appliances include an electric oven, gas hob with extractor, fridge and a stainless steel sink.

The bedroom is a generous double, featuring picture rails, high ceilings and a useful built-in double wardrobe. A window to the easterly-facing elevation provides pleasant views over Cromwell Road and beyond.

Completing the property is a modern, three-piece shower room encompassing a toilet, sink and corner shower unit.

### Location

Welcome to St. Andrew's, where a distinct urban bohemian character meets a strong sense of community. With Gloucester Road on its western edge, you'll have an array of charming independent cafes, restaurants, pubs, and shops readily available.

This isn't just a place to live; it's a vibrant community. Street parties and events, organized by local businesses and groups, are a common occurrence, fostering a truly exciting and connected atmosphere.

At the heart of it all is St. Andrew's Park. This cherished green space on a grassy slope provides a peaceful refuge from city life. Whether it's for a picnic, a local concert, or fun at the adventure playground and paddling pool, the park is a highly valued amenity and a source of local pride.

The majority of homes here are 19th-century builds. While some have been thoughtfully converted into apartments, attracting young professionals, the un-converted single residences are highly sought-after. The grander homes surrounding the park and the charming terraces close to excellent primary schools are particularly coveted, making St. Andrew's a truly fashionable and desirable Bristol neighbourhood.

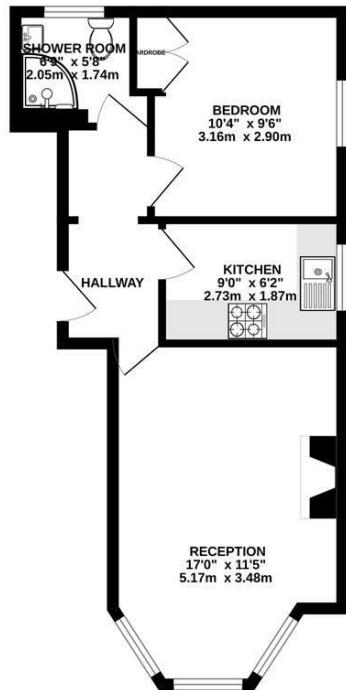
### Lease Information

We understand there are 845 years remaining on the current lease, with an annual service charge of £600.

Please note these figures should be checked by your legal advisor.



FIRST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



**TOTAL FLOOR AREA : 409 sq.ft. (38.0 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 inaccuracy. This illustration is for marketing purposes only and should not be relied upon by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition can be given.



- A one bedroom, first floor flat enjoying an elevated position
- Generous living/dining space, with far-reaching views of the City
- Separate kitchen with integrated appliances
- Sizeable bedroom with built-in wardrobes
- Fully double-glazed throughout
- Located on the corner of Cromwell Road & Belvoir Road
- Situated within close proximity of Gloucester Road, St Andrews Park and Montpelier Train Station

**Guide Price:** £275,000

**Tenure:** Freehold

**Council Tax Band:** A

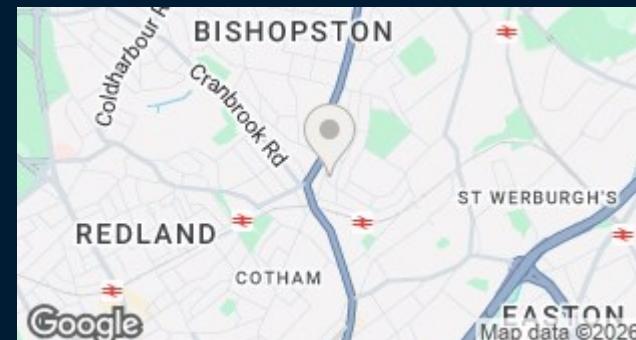
**EPC Rating:** D

**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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