



MAGGS  
& ALLEN

SECOND FLOOR FLAT, 58 ST PAULS ROAD  
CLIFTON, BRISTOL, BS8 1LP  
£275,000

A sizeable (measuring approx. 530 sq.ft.) one-bedroom flat in Clifton occupying the 2nd floor of a smart Georgian building, offered to the market with no onward chain.

## Summary

The flat occupies the second floor of a handsome end-terrace building, in a superb spot close to the Triangle and Whiteladies Road, with the backdrop of Arlington Villas to rear.

Spanning the width of the building is a light and bright living space, featuring a range of matching base and wall-mounted kitchen units, exposed floorboards, sash windows with working shutters and the original coving retained. The size of the room allows comfortably for a dining area and lounge area.

Sat adjacent and accessible from the hallway is a three-piece bathroom comprised of a WC, bath with shower-over, and basin. There is also plumbing available for a washing machine, meaning it can be conveniently positioned away from the living space.

To the rear of the flat you will find the double bedroom, which through a large sash window offers a particularly pleasing outlook onto the communal gardens of Arlington Villas.

## Location

Perhaps Bristol's best-known area, Clifton exudes a timeless charm with its historic architecture - predominantly Georgian and Victorian buildings - creating a picturesque and inviting setting. The area is renowned for its green spaces, including the scenic Clifton Downs and the iconic Clifton Suspension Bridge.

Clifton has the rare benefit of being central, with easy access to the centre, but due to its location banking the River Avon, also offering a quick route out of the city towards North Somerset.

Whiteladies Road is host to number of well-regarded furniture shops, cafes, restaurants, pubs and bars and this is likewise the case with the Triangle and Park Street – featuring gorgeous Georgian architecture. A stroll through the Clifton Village is a unique and vibrant shopping experience, characterised by a range of independent shops, boutiques, and cafes that showcase the local businesses.

## Tenure

We understand the property is Leasehold, with 950 years remaining on the lease.

We understand the Ground Rent is £10 per annum.

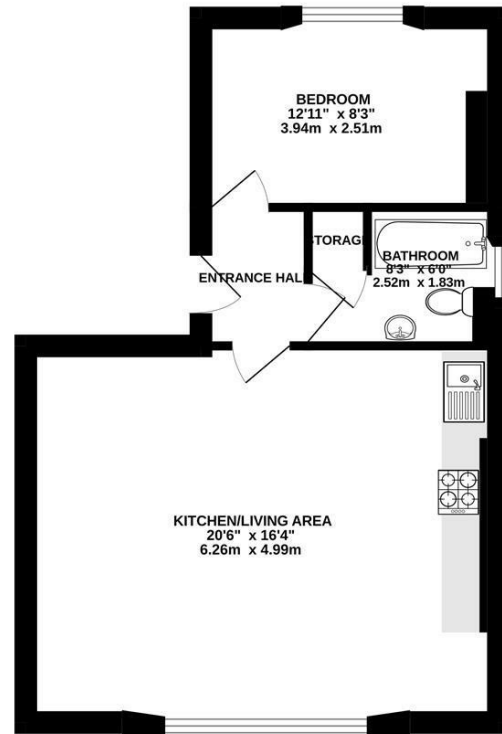
We understand the Service Charge is £1,260 per annum.

The freehold of the building owned by a company limited by guarantee, St. Pauls Road Management Company Limited, which also acts as the flat management company. Each flat owner in the building is a member and director of the company.

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



**SECOND FLOOR**  
530 sq.ft. (49.2 sq.m.) approx.



**TOTAL FLOOR AREA : 530 sq.ft. (49.2 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 one bedroom flat in an outstanding location
- A light and sizeable living space
- Occupying the second floor of an attractive Georgian building
- Close to Whiteladies Road and Clifton Village
- In good decorative order
- Offered to the market with no onward chain
- Long lease and favourable terms

**Guide Price:** £275,000

**Tenure:** Leasehold - Share of Freehold

**Council Tax Band:** A

**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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