

Flat 12 Beech House, Stapleton, Bristol, BS16 1FF

GUIDE PRICE £210,000

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PROPERTY OVERVIEW

Occupying part of the magnificent Grade II listed Beech House, Flat 12 is a distinctive one-bedroom apartment offering an appealing combination of historic character, generous accommodation and a particularly convenient location.

Set within established communal grounds in the highly regarded suburb of Stapleton, the property offers something rather different from a conventional modern apartment. The apartment is approached through the building's particularly impressive communal entrance, where elegant architectural detailing, high ceilings and a grand staircase reflect the building's distinguished origins.

Internally, the accommodation is well proportioned, with a spacious open-plan sitting and dining room providing the principal living space. Windows allow natural light into the room, while a feature fireplace creates an attractive focal point. A separate fitted kitchen provides a practical arrangement of units, work surfaces and appliance space.

The generous double bedroom offers comfortable accommodation, while the bathroom is fitted with a bath, shower facilities, wash hand basin and WC.

Although the apartment would benefit from some updating, it provides an excellent opportunity for a purchaser to personalise a home within one of Stapleton's most distinctive residential buildings.

Outside
Beech House stands within attractive and established communal grounds, creating a peaceful and leafy environment that contrasts particularly well with its convenient position close to central Bristol.
The grounds include extensive lawned areas, mature trees and established planting, providing residents with attractive surroundings and space to enjoy outside.

The apartment also benefits from an allocated off-street parking space (third from the right of the bin store), a particularly useful feature for a property so conveniently positioned for the city.

Location
Stapleton is one of Bristol's most attractive and established suburbs, combining a village-like atmosphere, historic architecture and exceptional access to green open spaces.

The nearby Frome Valley Walkway, Snuff Mills and Oldbury Court Estate provide wonderful opportunities for walking, recreation and enjoying the surrounding countryside, with miles of woodland and riverside paths close at hand.

Despite this leafy setting, Beech House is exceptionally well connected. Bristol city centre, the BRI and the wider employment and leisure opportunities of the city are readily accessible, while the nearby M32 provides convenient access to the M4 and M5 motorway networks.

The History of Beech House
Beech House, originally known as Stapleton Grove, is believed to have been built around 1763 for Joseph Harford, a prominent Bristol figure who served as Sheriff of the city and was associated with Edmund Burke.

The building also has a notable connection with Raja Rammohun Roy, the influential Indian religious and social reformer often described as the Father of Modern India, who stayed at the property as a guest in 1833.

Today, the building's impressive architecture and Grade II listed status provide a reminder of its historic importance, making Beech House a particularly distinctive place to call home.

Lease Information:
Length of Lease: 999 years from 01/01/1998
Current Ground Rent: £20.00 per annum
Service Charge: £189.00 per month

KEY DETAILS

- Unique One-Bedroom Apartment Within a Magnificent Grade II Listed Building
- Generous Double Bedroom
- Spacious Open-Plan Sitting & Dining Room
- Allocated Off-Street Parking Space
- Attractive Communal Gardens & Grounds
- • No Onward Chain

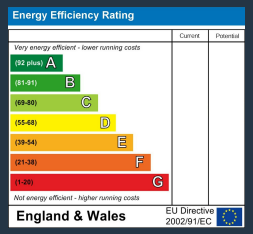
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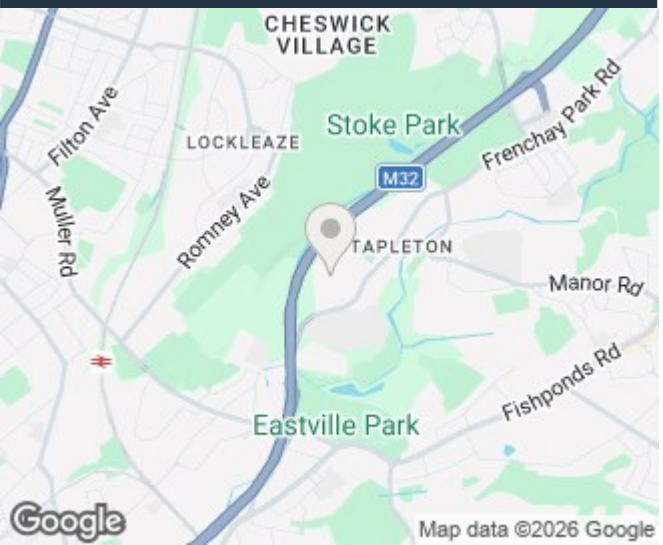
Tenure: Leasehold

Council Tax Band: B

Local Authority: Bristol City Council

Vendors Onward Position:
No Onward Chain

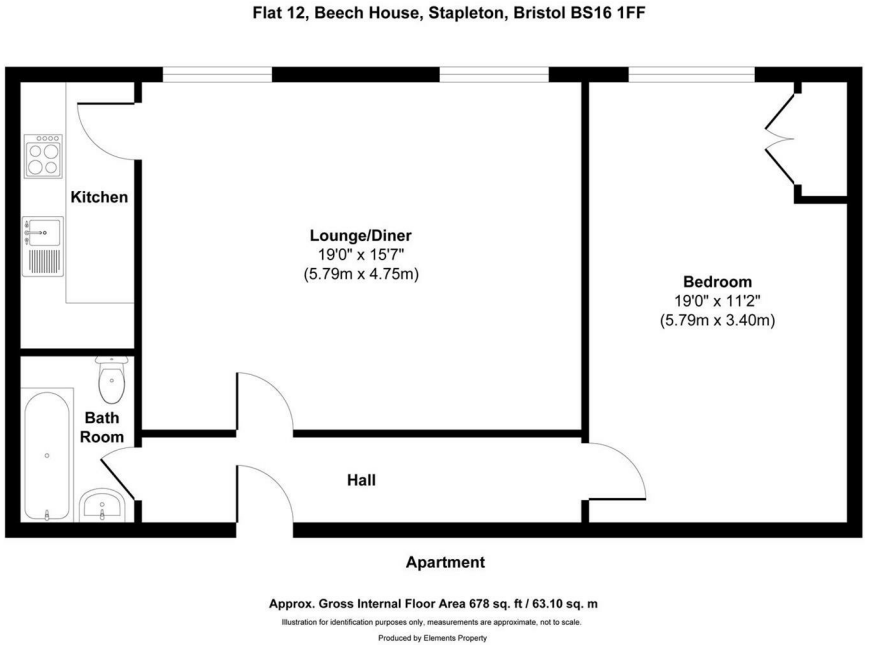




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