



MAGGS
& ALLEN

FLAT A, PORTLAND LOFTS WILSON STREET
CITY CENTRE, BRISTOL, BS2 9HE
£280,000

Occupying the hall floor of a Grade I listed Georgian building and retaining a wealth of gorgeous original features, this one/two-bedroom apartment is located just moments from Cabot Circus and the City Centre. Offered with no onward chain.

Approach

From Wilson Street, an original front door opens into a communal hallway used by only two flats.

Summary

Entering into a welcoming entrance hall with high ceilings and wood flooring throughout, providing access to a large storage cupboard, and in turn the principal rooms.

The reception room is a grand space, with ample space for living and dining, and benefits from a range of beautiful original Georgian features; including panelling, architraves, ornate cornicing and two large sash windows overlooking Portland Square. Adjacent, the room has been split to create a large study or home office; offering similar original features with a sash window to the front elevation.

Towards the other end of the hallway, the kitchen is a generous size, and comprises a range of modern wall and base-mounted units with stone-effect work surfaces and high-gloss fronts. Integrated appliances include a dishwasher, stainless steel sink, electric oven, electric hob with extractor over, fridge/freezer and washing machine.

The bedroom is a sizeable double, with a built-in storage cupboard and a large sash window allowing for a mass of natural light to flood the space throughout the day.

Completing the accommodation is a modern, four piece bathroom comprising a suite of toilet, sink with vanity unit, large bath and corner shower cubicle with rainfall shower over. The room features contemporary tiling, with the additional bonus of fitted storage.

Lease Information

We understand there are 975 years remaining on the current lease.

We understand there is an annual service charge of £2,095.78.

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

Location

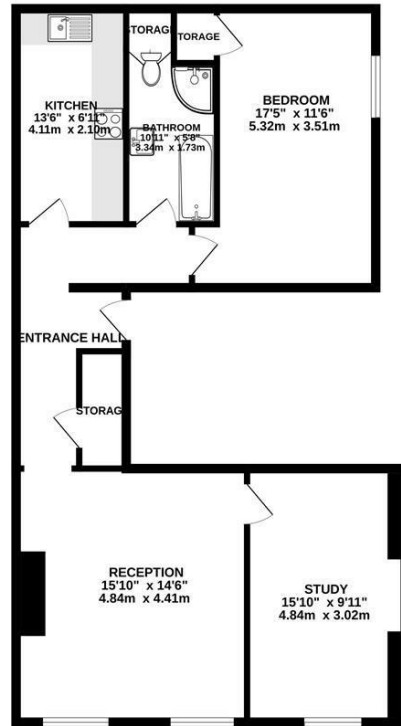
Bristol City Centre is the heart of Bristol, famous for numerous reasons, packed with something for everyone. Wherever that be the bustling Cabot Circus and Broadmead shopping centres, the many cafes, and restaurants on the harbourside or on Welsh Back, Corn Street or Park Street, or perhaps you prefer the open spaces at the historic Castle Park.

The City Centre is also well-known for its street art (home of Banksy!), and entertainment, being home to The Old Vic theatre and the O2 Academy. It's therefore no surprise that the city centre appeals to students, young professionals, and families alike.

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



GROUND FLOOR
839 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (77.9 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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- Occupying the hall floor of a beautiful, Grade I listed building
- One large double bedroom, with the addition of a large study which could serve as a second double bedroom
- High ceilings, plus a wealth of original features throughout
- Separate modern kitchen
- Contemporary four-piece bathroom
- Benefiting from pleasant views over Portland Square
- Offered to the market with no onward chain
- Located a short distance from Cabot Circus and the City Centre

Guide Price: £280,000

Tenure: Leasehold

Council Tax Band: B

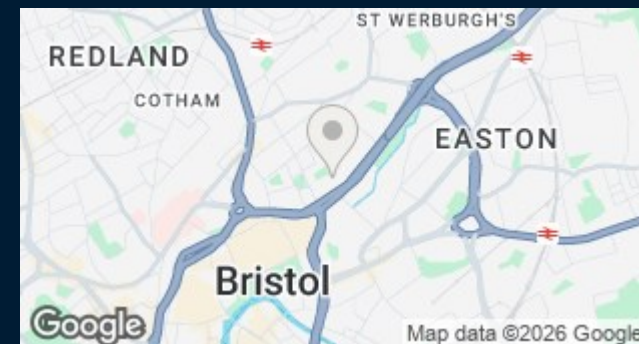
EPC Rating: E

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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