



MAGGS  
& ALLEN

83 BLANDAMOUR WAY  
SOUTHMEAD, BRISTOL, BS10 6WE  
£185,000



A contemporary, two-bedroom ground floor flat located within a modern development in Southmead. Offering open-plan living, sizeable accommodation and off-street parking. Offered to the market with no onward chain.

## Approach

The building is situated in a quiet position, sat towards the end of Blandamour Way. There is allocated parking available for one vehicle.

The building is accessed via a communal door with intercom system, which in turn opens into the communal hall. From here, the property is accessed from the ground floor to the left hand side.

## Property Description

This spacious, contemporary apartment stands out for its generous size compared to many and benefits from a well-considered layout. A central hallway connects all the main rooms, ensuring a practical flow throughout, and encompasses two useful storage cupboards.

The open-plan lounge and kitchen/diner create a bright, sociable living space; benefiting from triple aspects. The kitchen is fitted with a range of wall and base-mounted units, complemented by contrasting worktops and provision for all essential appliances. Integrated appliances include an electric oven, gas hob with extractor over and stainless steel sink.

There are two bedrooms: a well-proportioned double with built-in wardrobe, and a smaller adjacent single. The accommodation is completed by a modern three-piece bathroom suite, comprising a bath with shower over, toilet and sink.

## Location

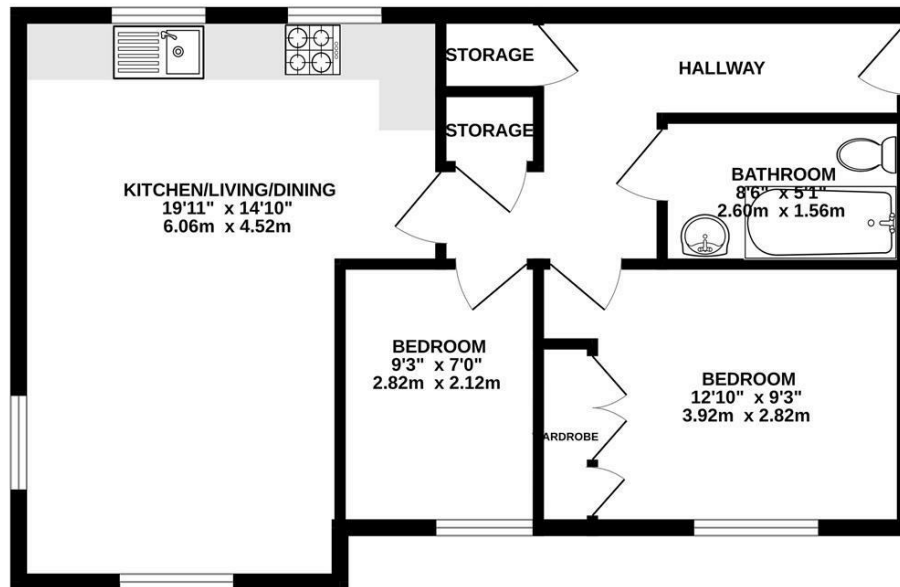
Southmead is a well-connected suburb in north Bristol, known for its strong sense of community, green spaces, and excellent local amenities. It offers easy access to Southmead Hospital, good transport links, and a range of schools and shops. With ongoing regeneration and more affordable property prices compared to nearby areas, Southmead is increasingly popular with families and first-time buyers.

## Lease Information

We are advised that there are 230 years remaining on the lease. Annual ground rent is £100 and annual service charge is £2300 which includes building insurance.



**GROUND FLOOR**  
**581 sq.ft. (54.0 sq.m.) approx.**



**TOTAL FLOOR AREA : 581 sq.ft. (54.0 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 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.  
 Made with Metropix ©2025



- Two bedrooms
- Located on the ground floor
- Triple-aspect, open-plan living space with fitted kitchen
- Modern bathroom suite
- Ample storage options
- Off-street parking
- Offered to the market with no onward chain

**Guide Price:** £185,000

**Tenure:** Leasehold

**Council Tax Band:** B

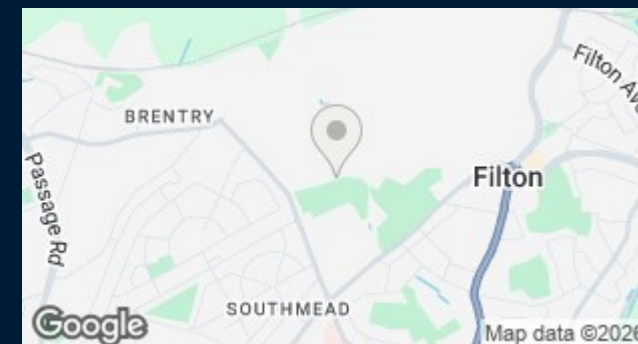
**EPC Rating:** C

**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.





60 Northumbria Drive, Henleaze, Bristol, BS9 4HW  
 0117 949 9000  
[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk) | [agency@maggsandallen.co.uk](mailto:agency@maggsandallen.co.uk)



Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.