

MAGGS & ALLEN

FLAT 30, WILDER HOUSE WILDER STREET

CITY CENTRE, BRISTOL, BS2 8PH

Asking Price £270,000

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An immaculately presented two bedroom, two bathroom apartment, with allocated private parking and located in the vibrant City Centre. Offered to the market with no onward chain.

Summary

A communal door with intercom system gives way to a well-kept communal hallway, with lift access up to the fourth floor.

Upon entering the property, you are greeted by a bright and airy hallway with a large utility/storage cupboard. From here, access is available to the accommodation.

The open plan living space is laid to wood effect flooring throughout, and the modern, sleek kitchen includes base and wall mounted units with an integrated fridge/freezer, dishwasher, oven, microwave and hob. Due to its elevation, this space benefits from lots of natural light and great views.

The property boasts two double bedrooms, and two bathrooms - one being an ensuite to the master. The 3 piece family bathroom is fully tiled with shower over bath, toilet and sink and the ensuite consists of a large shower tray, toilet and sink.

Allocated to the property is a private parking space within a secure gated car park. Lastly, there is bin and bike storage.

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.

Leasehold Information

We understand the property is Leasehold.

We understand there is 241 years remaining on the lease.

We understand the Service Charge is £2490.86 per annum.

We understand the Ground Rent is £275 per annum.

This information should be checked by your legal advisor.

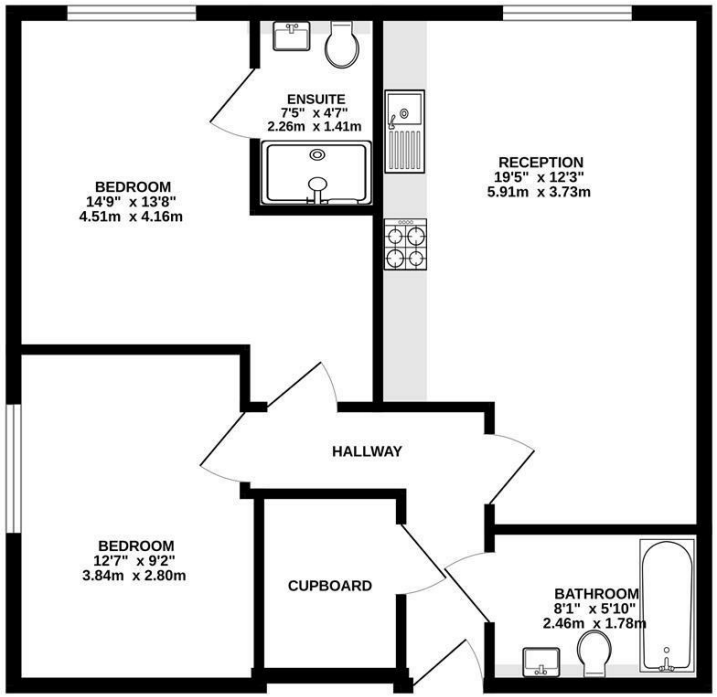
If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.







4TH FLOOR
652 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.5 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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- Offered with no onward chain
- Two double bedrooms
- Three piece family bathroom
- Ensuite to master bedroom
- Private parking space in secure gated carpark
- In excellent decorative order throughout

Guide Price: £270,000

Tenure: Leasehold

Council Tax Band: B

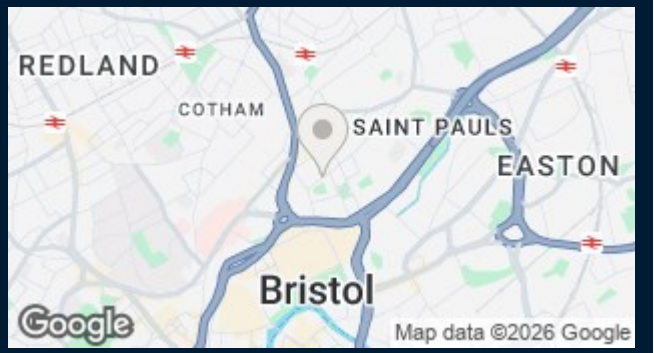
EPC Rating: D

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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60 Northumbria Drive, Henleaze, Bristol, Bristol, BS9 4HW

0117 949 9000

www.maggsandallen.co.uk | agency@maggsandallen.co.uk

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