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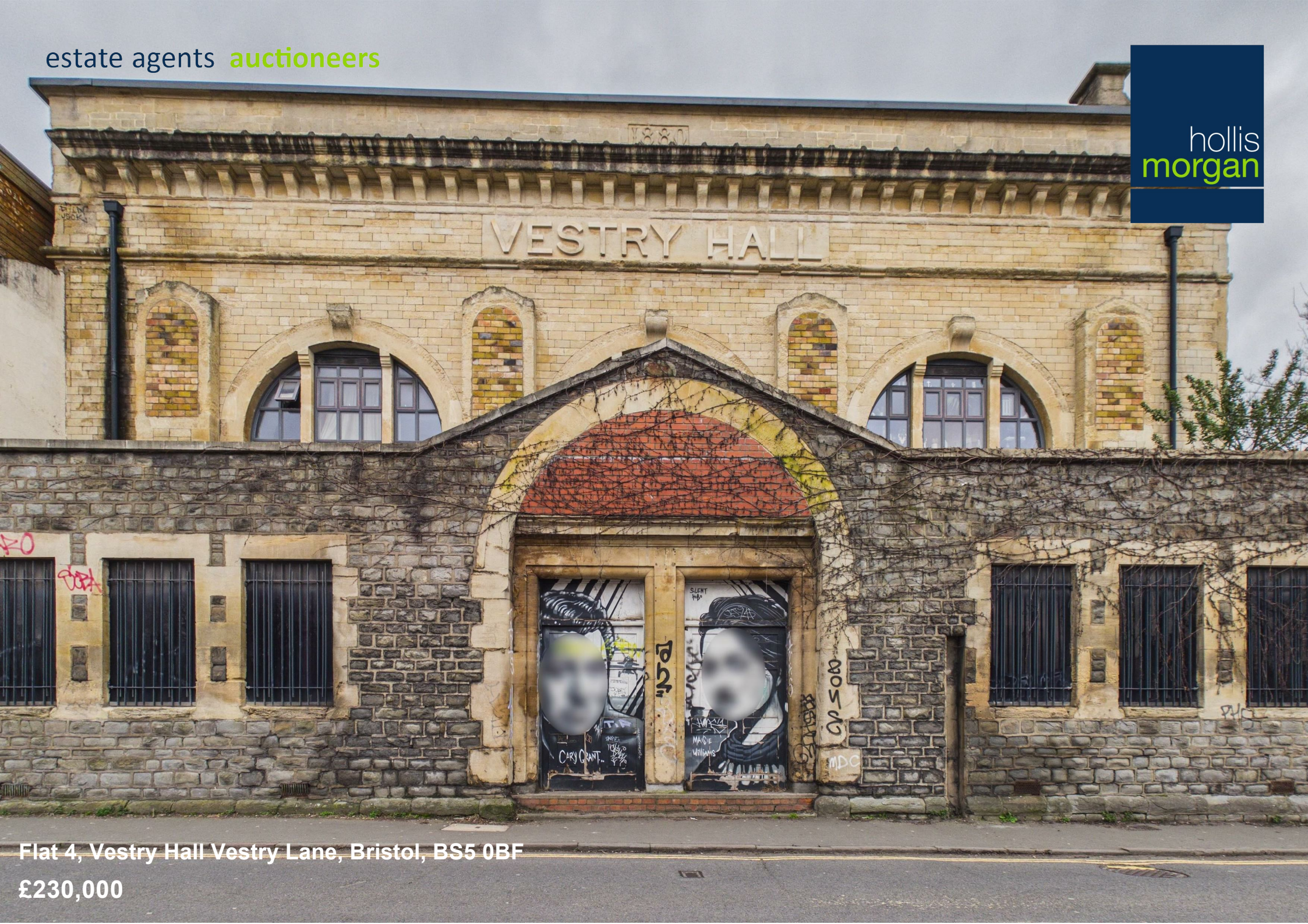

Flat 4, Vestry Hall Vestry Lane, Bristol, BS5 0BF

£230,000

An exceptional one bedroom apartment with additional study area and private walled garden complete with access.

- Period Conversion
- Contemporary decor
- Walled Garden with single gate Access
- Ideal first time purchase
- Additional Study/ Living Area/Bedroom
- No Onward Chain

The Property
Set within the striking former Vestry Hall, this beautifully presented one-bedroom ground floor apartment seamlessly blends period character with modern living. Located in the ever-popular St. Philips district, just north of Bristol's vibrant city centre, the building enjoys a fascinating history. Originally opened in 1908 by Ralph Pringle as Pringle's Picture House, it was later taken over by A. B. Atkinson around 1920, reverting to the Vestry Hall name. By 1930 it had been upgraded with an RCA sound system before eventually closing its doors as a cinema in 1954. Today, it stands as an iconic residence with a rich heritage.
The apartment itself offers generous and well-balanced accommodation. The welcoming reception room provides an excellent space for both relaxing and entertaining, with French doors opening directly onto the garden. Adjacent, the bedroom enjoys a peaceful outlook over the courtyard and also benefits from direct garden access, creating a tranquil retreat.
The separate kitchen is thoughtfully appointed with sleek white gloss wall and base units, contemporary metro-style tiling, and mock granite grey worktops. Integrated appliances include an electric oven, hob, and extractor fan, ensuring both style and practicality.
The bathroom is fitted with a classic white three-piece suite comprising a WC, wash basin set within a vanity cabinet, and a bath with shower over, complemented by a heated towel rail.

Externally, the property truly excels. A particularly generous pebbled and walled courtyard garden provides a wonderful private outdoor space, complete with pergola and garden shed, as well as the added convenience of a side access gate.

Combining historical charm, modern comfort, and superb outdoor space, this unique home is a rare opportunity and one not to be missed.

Location
St. Philips is a vibrant and evolving district just to the east of Bristol's city centre, known for its rich industrial heritage and creative energy. Once characterised by warehouses and factories, the area has transformed into a dynamic hub of independent businesses, studios, and acclaimed food and drink venues. With its mix of historic architecture and contemporary developments, St. Philips offers a distinctive urban atmosphere while remaining within easy reach of the heart of Bristol.

Other Information
Leasehold: 113 years remaining
Ground rent: £345 pa
Management Fee: circa £133 pcm
Council Tax Band: A

Please Note
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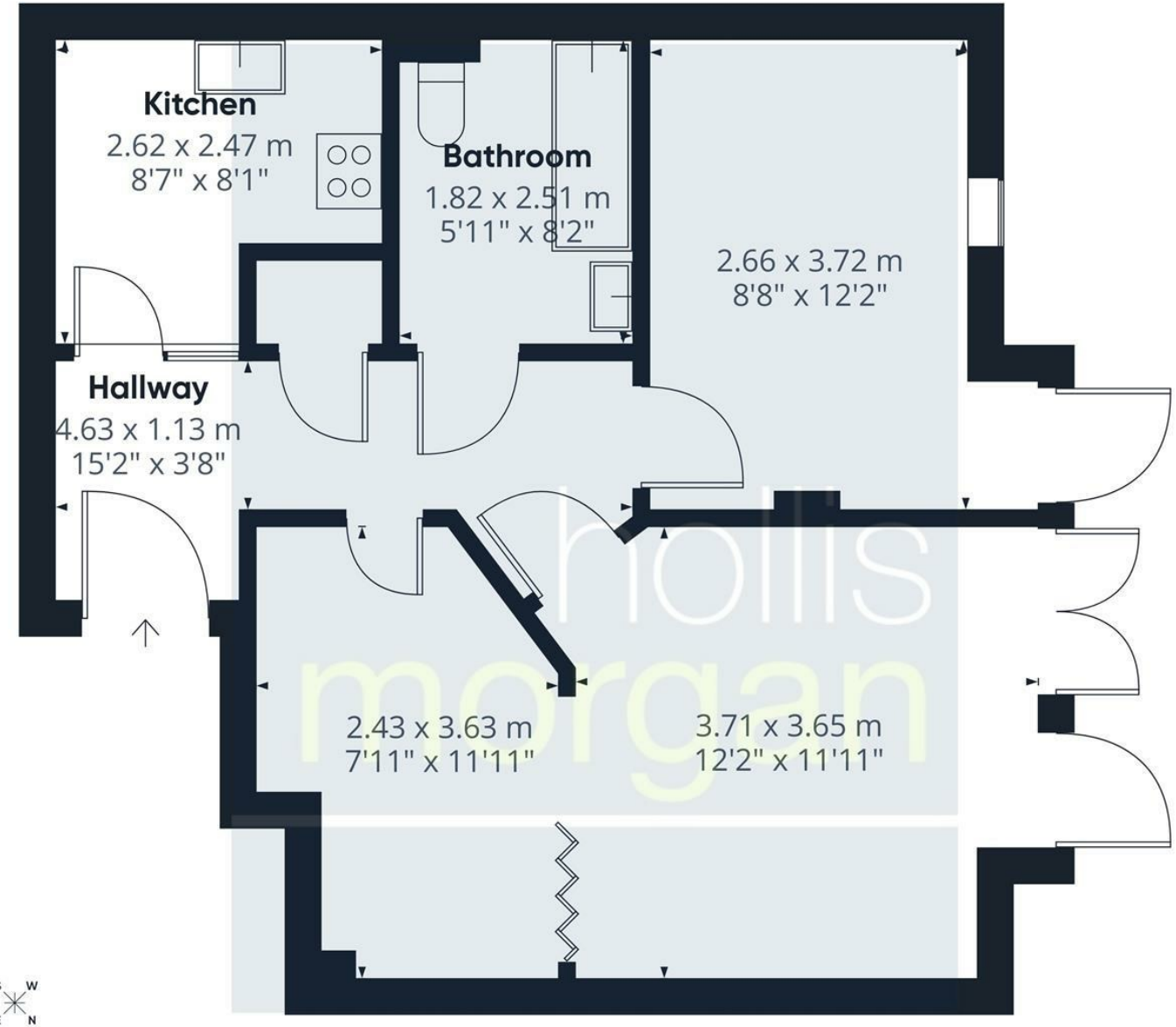

Approximate total area(1)

49.5 m²

532 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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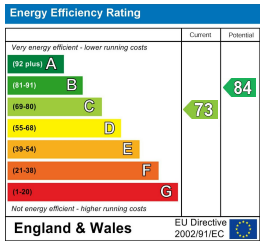

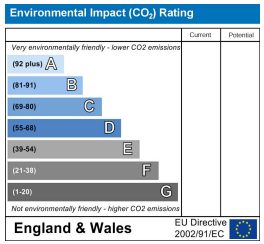

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