



Flat 7 19 Knowle Road, Bristol , BS4 2EB

£215,000

- **Fantastic First Time Purchase**
- **Sitting Room**
- **Light & Airy Accommodation**
- **Extensive Communal Gardens**
- **Double Bedroom**
- **Modern Kitchen & Bathroom**
- **Off Street Parking**
- **Energy Rating - C**

Spacious Ground-Floor Flat in Elegant Victorian Conversion

Forming part of a substantial Victorian building, this well-proportioned ground-floor flat offers a bright and comfortable living space with charming period character and a pleasant garden outlook. The property is accessed via a communal entrance and opens into a welcoming hallway. At the heart of the home is a light and airy sitting room, easily accommodating both living and dining areas. Large windows frame views over the expansive communal rear garden, creating a tranquil and green backdrop. A separate, modern kitchen also enjoys views of the garden, offering a practical and stylish cooking space. The double bedroom is well-sized, while the bathroom is modern and partly tiled, offering a clean and contemporary finish. To the front of the building, the property benefits from off-street parking on a 'first come, first served' basis with hardstanding providing ample space for residents.

Ideal for first-time buyers, this characterful flat blends period charm with modern convenience in a desirable setting.

Situated in a prime location close to local amenities including Fox and West Deli, Bank Restaurant, A Capella Café & Pizzeria, Southside Bar and Bruhaha Bar, with Arnos Vale Cemetery, a beautiful Victorian garden cemetery with a café at its heart, within a 10 minute walk. Other open green spaces such as Perrett's Park, Redcatch Park and the 50 acres of Victoria Park are all within a short walk and offer a great escape from the hustle & bustle of the city. Temple Meads Train Station is a 15 minute walk and the exciting harbourside development of Wapping Wharf, boasting some of the best bars, restaurants and lifestyle shops in the city, is roughly a 30 minute walk.

Living Room 14'5" x 10'5" (4.4 x 3.2)

Kitchen 7'10" x 5'8" (2.40 x 1.73)

Bedroom 12'5" x 10'3" (3.8 x 3.13)

Bathroom 7'1" x 4'8" (2.17 x 1.44)

Tenure - Leasehold
Lease Term - 999 years
Years Remaining - 960 years
Ground Rent - Peppercorn

Council Tax Band - A

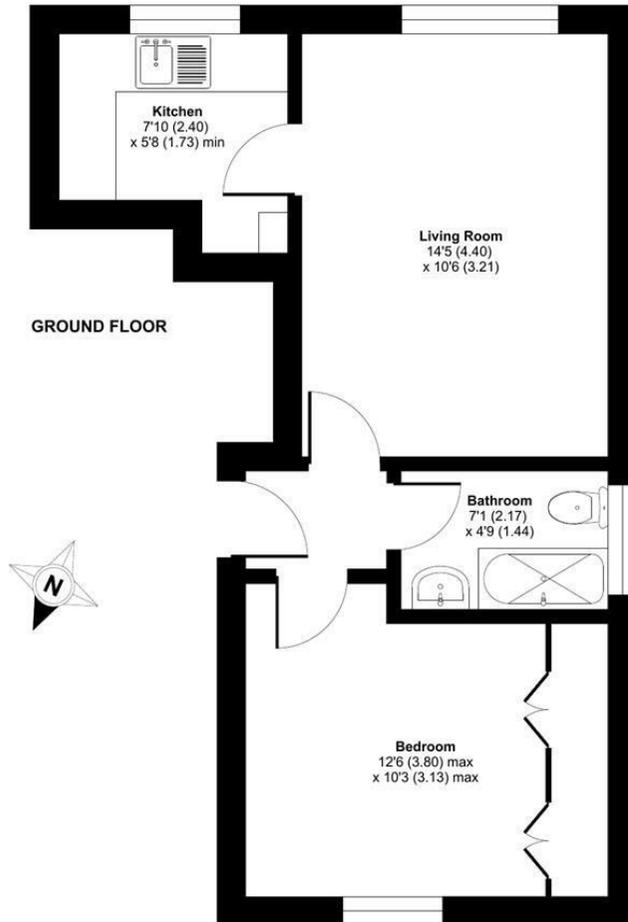




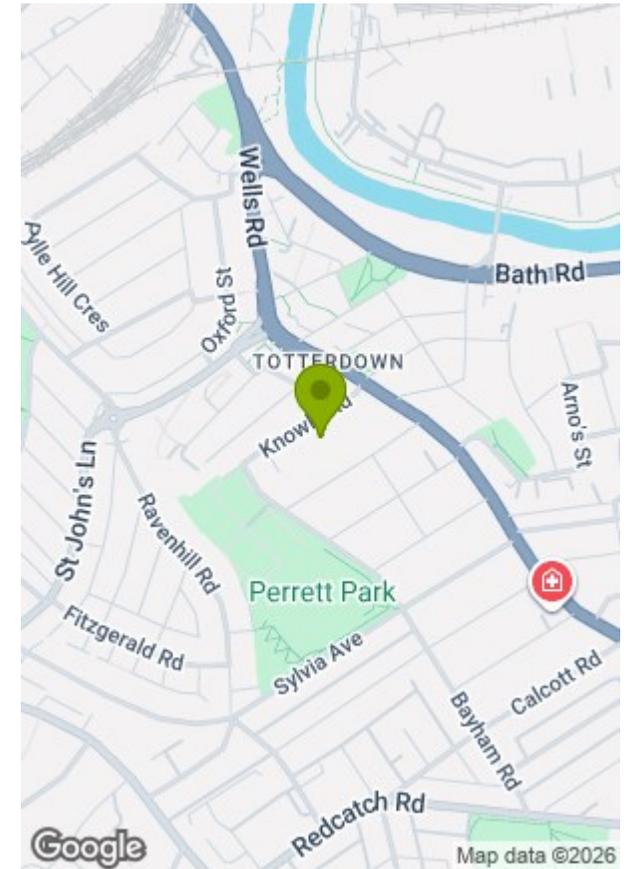
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Approximate Area = 392 sq ft / 36.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. GREENWOODS SALES • LETTINGS • COMMERCIAL



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
		78	78
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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