



MAGGS
& ALLEN

FLAT 42, LOFT HOUSE COLLEGE ROAD

BISHOPSTON, BRISTOL, BS7 9FG

£325,000

Occupying the upper level of an imposing Grade II listed building, this impressive apartment (measuring approx. 982 sq.ft.) offers stunning dual-aspect, light-filled living spaces and generous proportions. Further benefitting from off-street allocated parking and located within walking distance of Gloucester Road.

Vendor's Comments

"Living within Loft House has been an amazing experience, very sad to go! The neighbours are supportive and always on hand. There is a joint WhatsApp group which gives a sense of community.

The flat is very spacious and the lift close by is a great addition. The high ceilings and open plan set up makes it perfect for entertaining and hosting friends and family. I am able to separate each part of the flat from working space, kitchen area and the lounge area is perfect for movie nights.

Only 5 minutes' walk from Gloucester Road is great, and with the recent opening of the train station nearby it is easy to pop into town. The Co-Op across the way is ideal for last minute shop runs."

Description

Three large sash windows, impressively tall ceilings, and the southerly aspect ensure the room is filled with natural light through much of the day. Engineer oak flooring spans the kitchen/living area and continues into the hallway, complemented by dark woodwork, presenting a smart contemporary feel. Shallow steps lead to the second reception area, currently used as a lounge/diner. Also located from here is a cupboard, cleverly utilised as a home office.

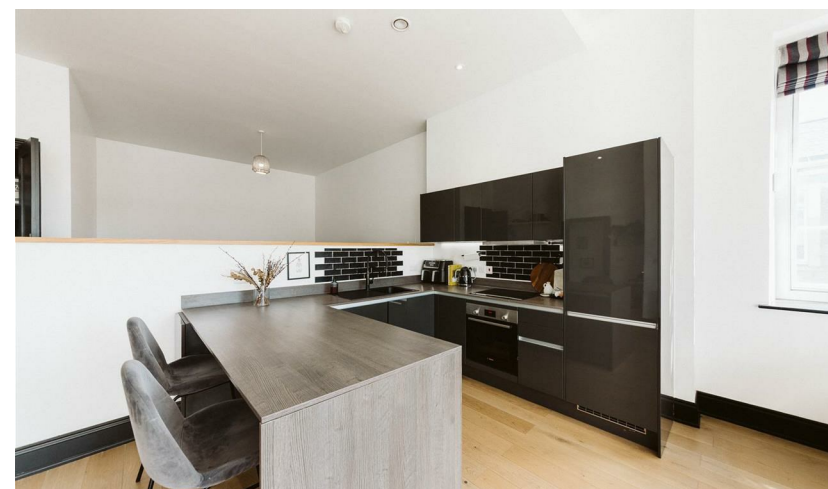
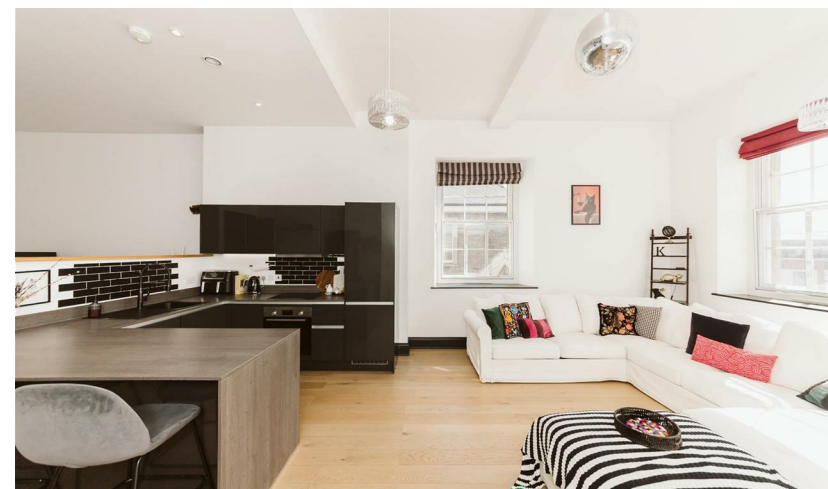
Adjacent, the bedroom is a double, again with a large southerly facing sash window ensuring plentiful natural light, and comfortably able to accommodate a double bed.

The kitchen is fitted with a range of matching dark wood-effect base and wall-mounted units and a breakfast bar. Integrated appliances include a fridge/freezer, dishwasher, electric hob and oven/grill. Complemented by a black sink with drainer and metro tile splashbacks.

The bathroom is fitted with a three-piece suite comprised of a bath with shower over, basin and WC. This is complemented by herringbone metro tiling, contemporary decoration and a heated chrome towel rail. Completing the offering are two storage cupboards accessible from the hallway, the larger of which houses the washing machine.

Communal areas of the building are well-maintained, with a standout feature being the grand entrance hall with its herringbone flooring and period staircase offering a most impressive welcome to the building.

Externally, the apartment benefits from an allocated off-street parking space.



Location

Bishopston is one of Bristol's best-known and popular areas, and it really is no surprise why. The community spirit in Bishopston is palpable, with a diverse population that values inclusivity and a strong sense of local identity.

One of the standout features of Bishopston is its tree-lined streets, dotted with an array of independent shops, boutiques, and cafes. Gloucester Road, often referred to as the longest independent shopping street in the UK, boasts a diverse range of local businesses - from quirky bookstores to artisan bakeries, there's always something new to explore.

Bishopston is also home to an abundance of green spaces, providing a welcome escape from the hustle and bustle of city life. Whether you're enjoying a picnic in St. Andrews Park or taking a leisurely stroll through Horfield Common.

The area offers excellent schools such as Bishop Road Primary and St Bonaventure's Catholic Primary School.

Schools

Brunel Field Primary School - Distance: 0.11 miles

Sefton Park Junior School - Distance: 0.21 miles

Fairfield High School - Distance: 0.38 miles

Bishop Road Primary School - Distance: 0.57 miles

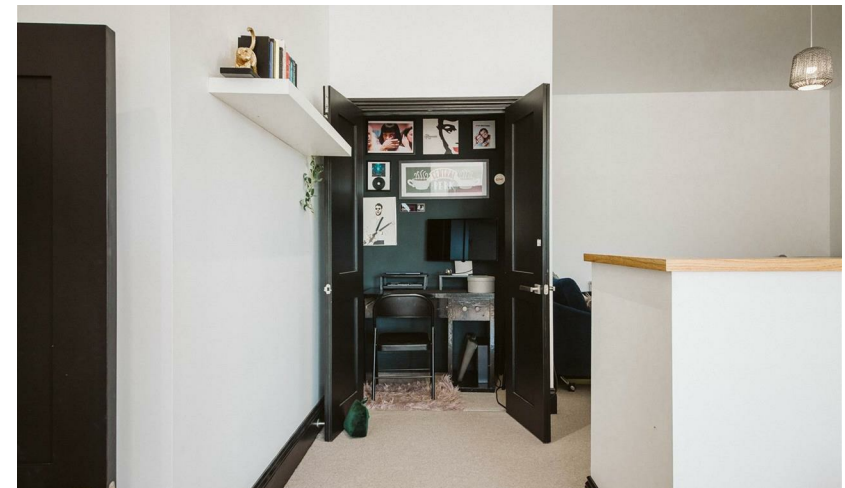
Leasehold Information

We understand the property is leasehold.

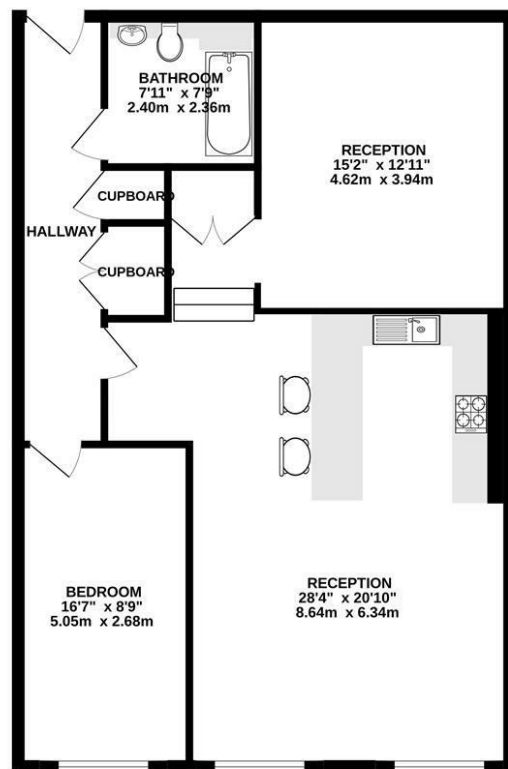
We understand there is 990 years remaining on the lease.

We understand the Ground Rent is £250 per annum.

We understand the Service Charge is £3376.23 per annum.



UPPER FLOOR
982 sq.ft. (91.2 sq.m.) approx.



42 LOFT HOUSE

TOTAL FLOOR AREA : 982 sq.ft. (91.2 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 Metropex ©2009.

- Beautiful light-filled apartment with very generous proportions
- High ceilings and large windows
- Most impressive, open-plan living space
- High quality fixtures and fittings
- Contemporary kitchen and bathroom
- Allocated off-street parking
- Long lease
- Popular location, close to Gloucester Road and St Andrews Park
- In excellent decorative order
- Upper level of a handsome Grade II listed building

Guide Price: £325,000

Tenure: Leasehold

Council Tax Band: C

EPC Rating: C

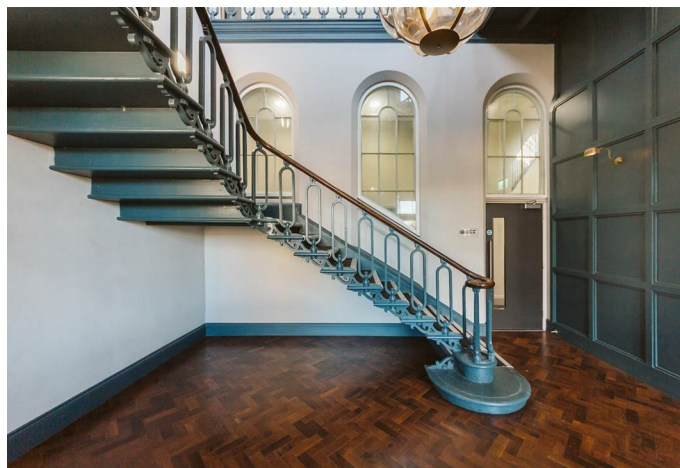
Local Authority: Bristol City Council

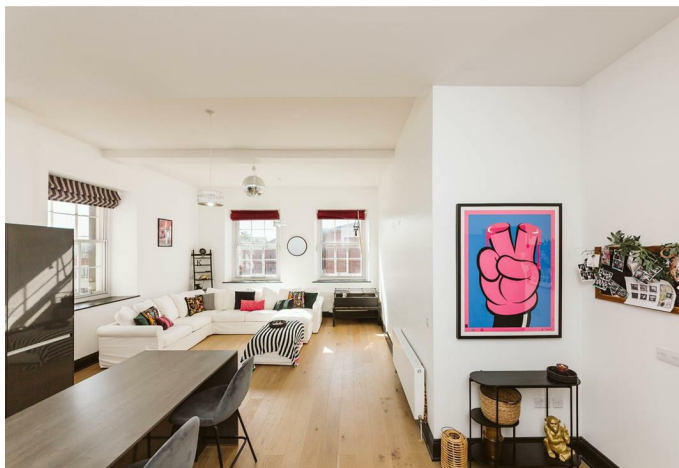
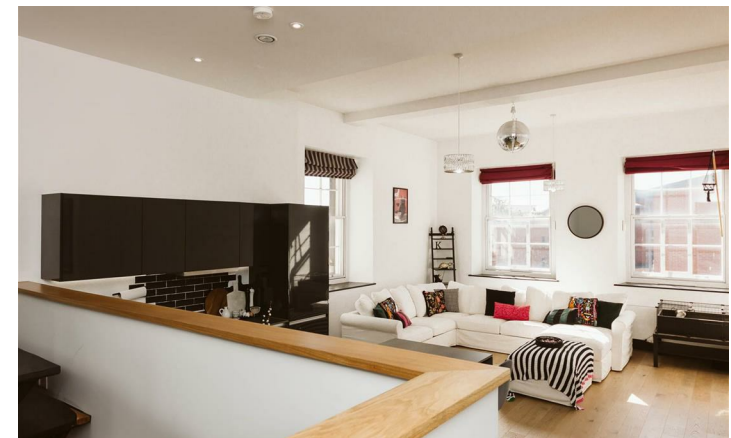
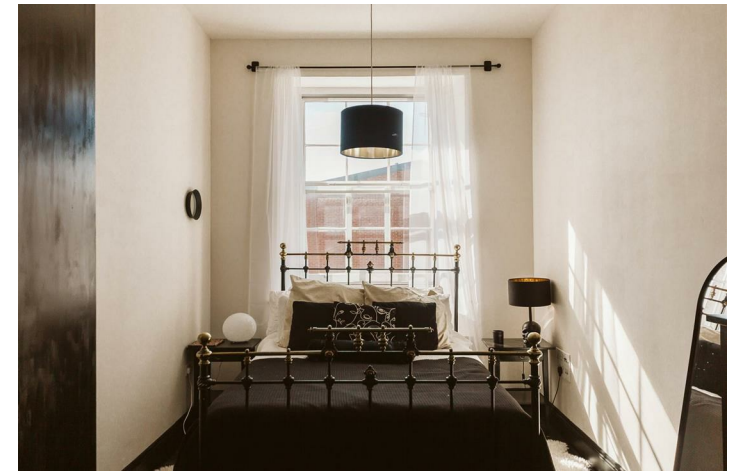
Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change.

**MAGGS
& ALLEN**







60 Northumbria Drive, Henleaze, Bristol, Bristol, BS9

0117 949 9000

www.maggsandallen.co.uk | 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.