



BEECH HOUSE BARKLEY'S HILL,
BRISTOL, BS16 1FF

GOODMAN
& LILLEY



SITUATED WITHIN A SOUGHT-AFTER RESIDENTIAL AREA OF BRISTOL, THIS DISTINCTIVE ONE-BEDROOM BASEMENT APARTMENT ON BERKELEY'S HILL IN STAPLETON PRESENTS AN EXCELLENT OPPORTUNITY FOR FIRST-TIME BUYERS, DOWNSIZERS, OR INVESTORS ALIKE. OFFERED TO THE MARKET WITH NO ONWARD CHAIN, THE PROPERTY IS READY FOR IMMEDIATE OCCUPATION.

Accommodation

Accessed via an impressive communal entrance that serves the building, the apartment itself offers well-proportioned and thoughtfully arranged accommodation. The spacious living and dining area is flooded with natural light from large windows, creating a bright and welcoming atmosphere. Leading off the main living space is a well-appointed galley-style kitchen, designed for practicality and ease of use.

The property further benefits from a generously sized double bedroom, complete with built-in storage, alongside a well-presented bathroom.

The Grounds

Externally, residents can enjoy beautifully maintained communal grounds, contributing to the peaceful setting of the development. The property also benefits from both on-street and allocated off-street parking, with one designated space included.

Location

Barkley's Hill is ideally positioned within the popular BS16 postcode, known for its family-friendly environment, green open spaces, and convenient access to Bristol City Centre. Excellent transport links are nearby, including the Bristol Ring Road and motorway connections to the M32, M4, and M5, making it a superb location for commuters.

Additional Information

Leasehold with approximately 971 years remaining
Service charge: £2,724 per annum
Council Tax Band: B

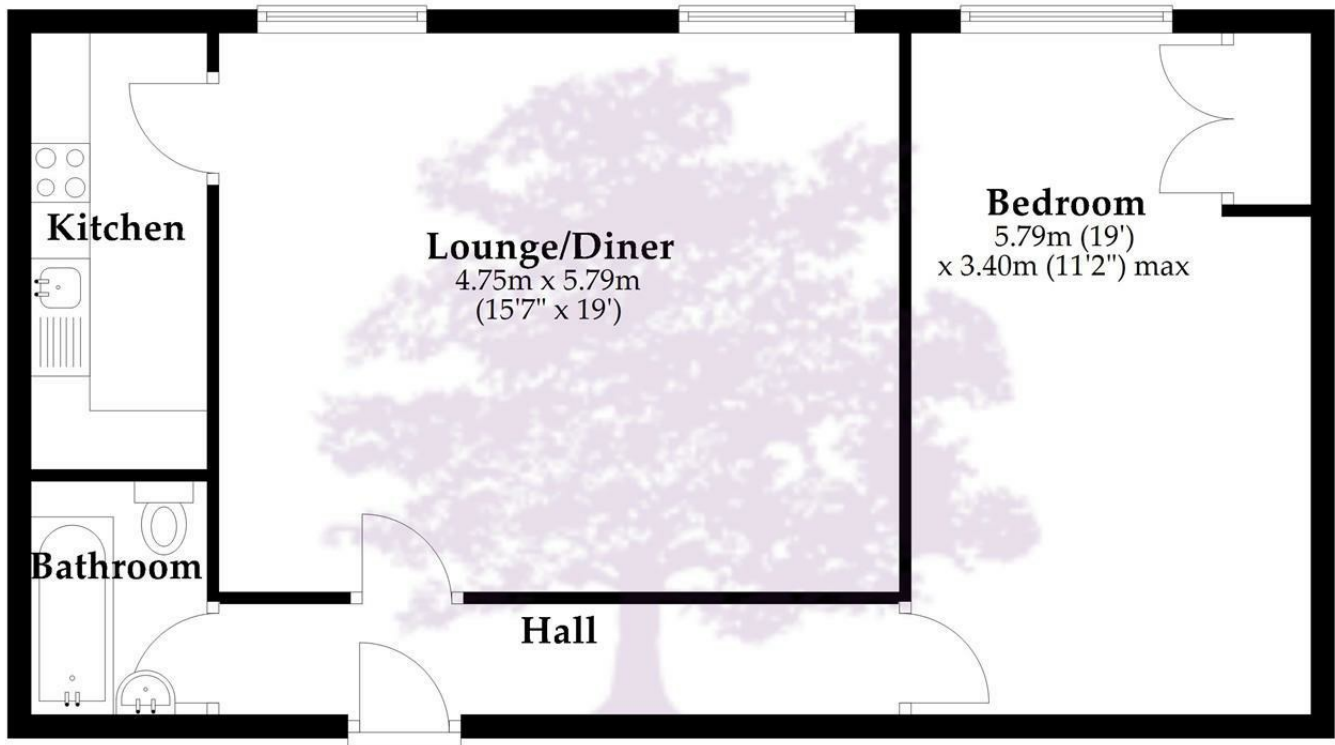


OFFERS IN EXCESS OF £225,000



Apartment

Approx. 63.1 sq. metres (678.9 sq. feet)



Total area: approx. 63.1 sq. metres (678.9 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.