



Flat 21c Park Hill, Shirehampton, BS11 0UH
£225,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

Flat 21c Park Hill, Shirehampton, BS11 0UH

Nestled in the charming area of Park Hill, Shirehampton, this delightful third-floor apartment offers a unique blend of historic character and modern living. Housed within a Grade II listed farmhouse, the property boasts an impressive sense of space. Built circa 1850 Park Hill Farm was one of the Farms that formed the then agricultural Shirehampton, it survived the changes in local land use and the WW2 bombing that destroyed neighbouring buildings and today is a quite wonderful development of three apartments.

The apartment is complemented by two well-proportioned bedrooms and a large comfortable living room, perfect for relaxation or entertaining guests and a well-appointed bathroom , ensuring convenience for everyday living. One of the standout features of this property is the availability of parking for one vehicle with a garage, a rare find in such a desirable location. Additionally, the communal gardens provide a lovely outdoor space and views for residents to enjoy, enhancing the overall appeal of this home.

With no onward chain, this property presents an excellent opportunity for both first-time buyers and those looking to downsize. Its proximity to the village means that essential amenities, shops, cafes and local attractions like Kingsweston House and Shirehampton Cricket and Golf Club are all within walking distance, making it an ideal choice for those who appreciate the convenience of village life.

This spacious apartment, set within an old historic building, offers a unique living experience that combines the charm of yesteryear with the comforts of modern living. Whether you are seeking a peaceful retreat or a vibrant community atmosphere, this property is sure to meet your needs. Do not miss the chance to make this exceptional apartment your new home.

Viewing is highly recommended to fully appreciate this fabulous accommodation on offer here. Call, Click or Come in and visit our experienced sales team-0117 2130333/ shire@goodmanlilley.co.uk

- Top Floor Grade 11 Listed Apartment
- 2 Double Bedrooms
- Garage and Parking
- Within Walking Distance of Cricket and Golf Club
- Close to all Motorway and Transport Links
- No Onward Chain
- Separate Receptions and Kitchen
- Village Location
- Walking Distance of Kingsweston Estate
- Communal Gardens

Location

Shirehampton is a village on the northwestern edge of Bristol, retaining a strong sense of community and village character despite being part of the city. It features a High Street with shops, cafes and schools and a parish church, and is surrounded by green spaces like the Blaise Castle Estate. Known for its friendly atmosphere and good transport links via bus or train to Bristol's city center, Shirehampton also boasts a unique history and its own conservation area.

Entrance

Entrance is accessed via a side door with stairs rising to the top floor.

Entrance Hall

Entrance into apartment via wooden door which leads into the hallway, doors leading to all rooms and a good size cupboard.

Top Floor Corridor

Sash window to side aspect, stairs leading down to ground floor.

Lounge

18'6" x 18'3"
Two sash windows to front and side aspect.

Fireplace with electric fire in, cupboard housing Combi-Boler.

Bathroom

Sash window to side aspect, panel bath, pedestal sink, low level wc

Kitchen/Breakfast Room

11'7" x 10'0"
Sash window to front aspect, fitted with a range of wall and base units with roll top work surfaces. Plumbing for washing machine, electric cooker.

Bedroom

9'8" x 16'3"
Sash window to front aspect

Bedroom

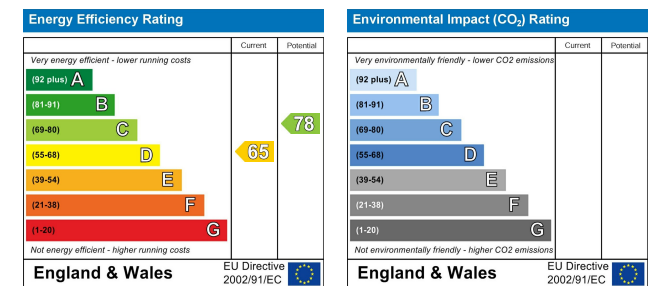
9'11" x 12'9"
Sash window to side aspect,

Communal Gardens

There are comminal gardens to the front and a private patio area around the back with potted plants and a bench.

Parking

There is a garage with an up and over door and space for parking to the front.



Bristol

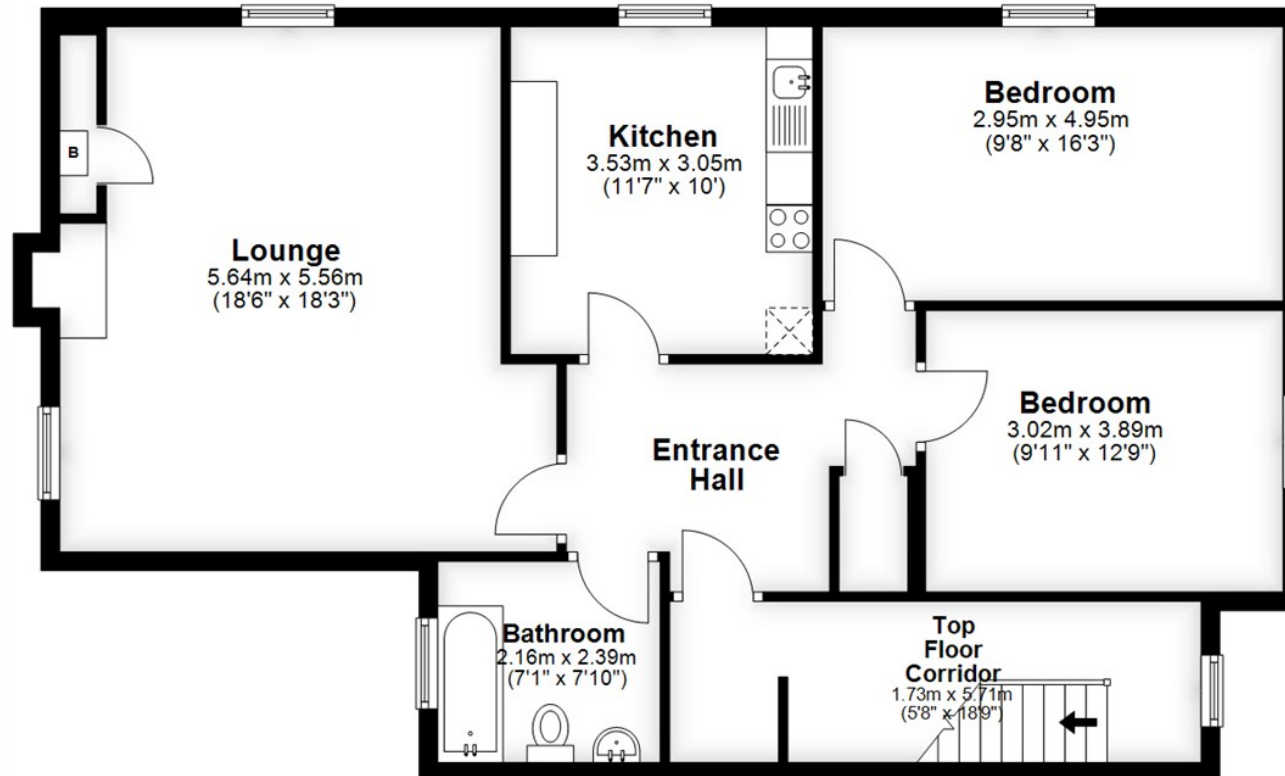
9 High Street, Shirehampton
Bristol BS11 0DT
01172 130333

www.goodmanlilley.co.uk



Top Floor

Approx. 109.8 sq. metres (1181.5 sq. feet)



Total area: approx. 109.8 sq. metres (1181.5 sq. feet)



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 and 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.