

estate agents **auctioneers**

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19, The Boot Factory Beaconsfield Road, St George, Bristol, BS5 8FB
Offers In Excess Of £225,000

A stunning 642 sq ft one bedroom maisonette in ever desirable "Boot Factory" development

- Converted Period Building
- Large open plan kitchen/reception room
- Spacious Bedroom
- contemporary decor
- Period features
- Moments from St George's park

The Property

In the heart of St. George stands the former 19th-century Boot Factory, beautifully converted in 2019. This historic building has been sympathetically renovated to a high standard, retaining many original features such as its two-toned brick façade, warehouse windows, and wrought iron staircases and gangways.

Accessed via its own front door on the first floor of the original building, the maisonette opens into a spacious open-plan kitchen and reception room, along with a separate cloakroom. The well-appointed kitchen offers ample storage with floor and wall units and comes fully equipped for all your culinary and entertaining needs.

The living area is bathed in natural light from the feature warehouse-style windows, providing a perfect space for both entertaining and relaxing.

Also on the first floor, you'll find a bright and spacious bedroom with built-in wardrobes and wooden paneling. The airy bathroom features contemporary tiles and a sleek three-piece white suite, completing this charming property.

The Location

St George is a vibrant and diverse area located in East Bristol close to the City Centre. One of the main advantages of living in St George is its proximity to St George's Park, a beautiful green with a range of facilities, including tennis courts, a children's playground, and a boating lake. St George is also home to a thriving high street, Church Road, which offers a fantastic range of independent shops, cafes, and restaurants, as well as several supermarkets. The area has a strong sense of community, with regular local events and festivals whilst all the amenities of Bristol City centre are nearby.

Other Information

Leasehold: 250 years from 1st January 2019
Ground Rent £195 pa
Service Charge £372 pa
Council Tax Band: B

Please Note

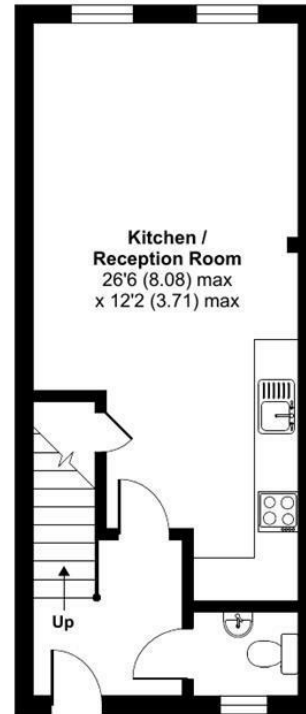
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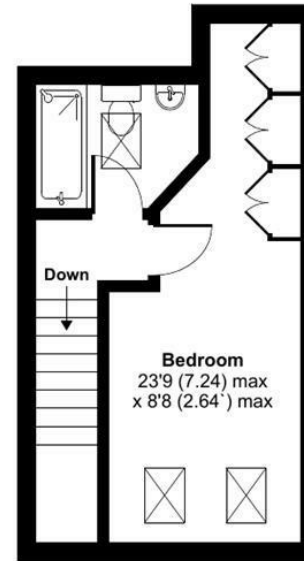
Beaconsfield Road, Bristol, BS5

Approximate Area = 642 sq ft / 59.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hollis Morgan. REF: 1150443



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

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