

estate agents **auctioneers**

**hollis  
morgan**

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

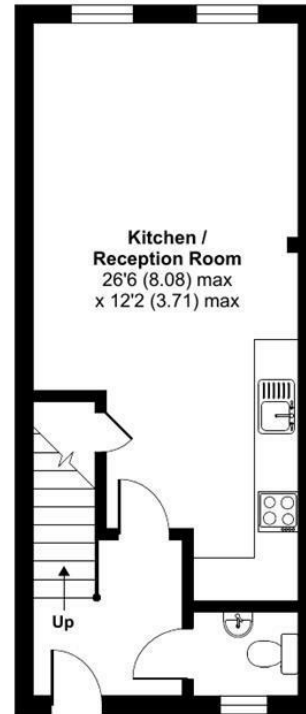
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.



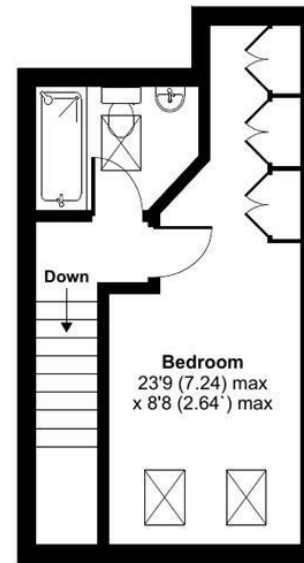
# Beaconsfield Road, Bristol, BS5

Approximate Area = 642 sq ft / 59.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



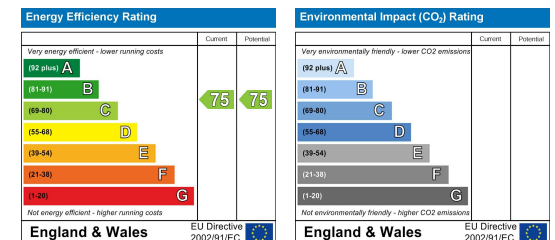
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Hollis Morgan. REF: 1150443



TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk) | [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)

Hollis Morgan Property Limited, registered in England, registered no 7275716  
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ



hollis  
morgan

---