



MAGGS
& ALLEN

FLAT 5, 44 CORN STREET
CITY CENTRE, BRISTOL, BS1 1HQ
£195,000

Sat in the heart of Bristol's thriving centre comes this light and bright, well-proportioned one-bedroom apartment located within a handsome Grade II listed building. Offered with no onward chain.

Vendor's Comments

"This is a lovely, bright, practical apartment to live in, in a perfectly central location with everything you could want literally on the doorstep. The beautiful front room window is perfect for people-watching - and the bedroom at the back of the flat is surprisingly quiet at night. We will miss breakfasts at the wonderful cafes in St Nicholas market next door and the Saturday vintage market!"

Summary

The apartment forms part of the sympathetically redeveloped 44 Corn Street - formerly known as Shaftesbury Chambers; a Grade II listed building that boasts a fine period façade, located in the very heart of the city centre.

The development is accessed from street level via a secure gated entrance. You will ascend to the flat via an original stairwell, largely tessellated and retaining a particularly attractive stain glass window to the left elevation.

Entering into the flat, a hallway provides access in turn to each of the rooms.

The living space is a light and bright room benefitting from large triple sash windows to the far elevation, high ceilings and exposed original floorboards. The kitchen is fitted with a range of matching base and wall-mounted units, and comprises an integrated hob, washer/dryer, sink, extractor hood and dishwasher. Cupboards are wood effect and complemented by black worktops. Sat adjacent is a three-piece bathroom comprising white tiling, shower-over-bath, WC and basin.

At the rear of the flat is a well-sized double bedroom that again benefits from good ceiling height and large sash windows that flood the room with natural light.

Offered with no onward chain.

Location

Immersed in the vibrant heart of Bristol, this location places residents squarely within the city centre's dynamic energy. A truly enviable position means that an extensive range of amenities and facilities are practically on the doorstep. Whether it's the diverse leisure and dining options of the bustling Harbourside or the tranquil green oasis of Castle Park, both are mere moments away - as well as St Nicholas Market; a popular spot for tourists and locals alike that hosts a range of eateries and independent shops.

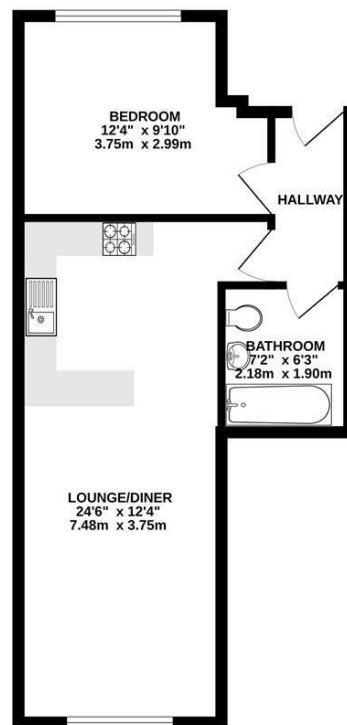
Furthermore, excellent transport links, including frequent bus services, convenient train connections, and well-established cycle routes, make this urban setting exceptionally appealing to a wide spectrum of buyers seeking a well-connected and amenity-rich lifestyle.

Leasehold Information

Service Charge is £3421.67 p/a and includes: buildings insurance, communal area maintenance, communal area cleaning, communal area electric. Ground Rent is £60 p/a



2ND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 437 sq.ft. (40.6 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 misstatement. This plan is for illustrative purposes only and should be used as such for 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.
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- City Centre apartment
- Light and bright with large windows to front and rear
- Attractive, open-plan living space with high ceilings
- Double bedroom
- Three-piece bathroom with shower-over-bath
- No onward chain
- Located in a handsome period building
- Grade II listed building

Guide Price: £195,000

Tenure: Leasehold

Council Tax Band: B

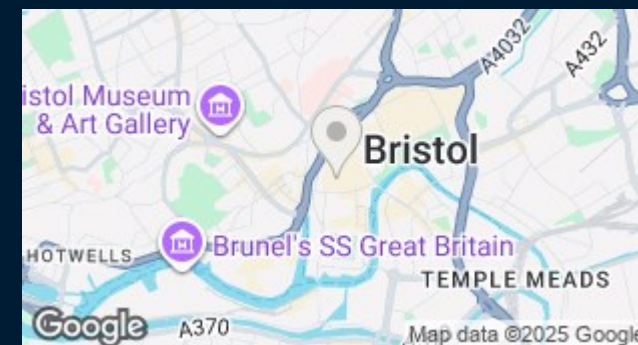
EPC Rating: C

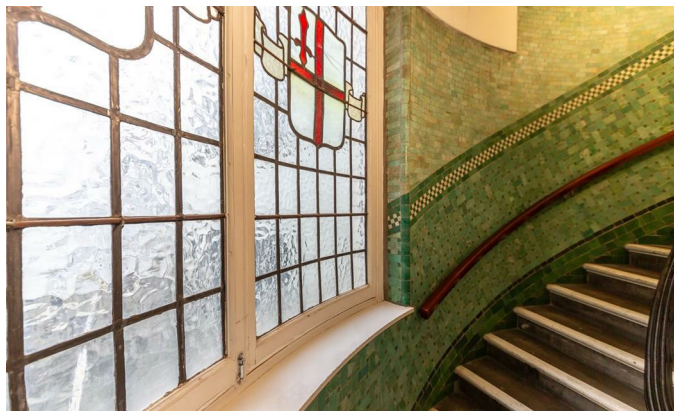
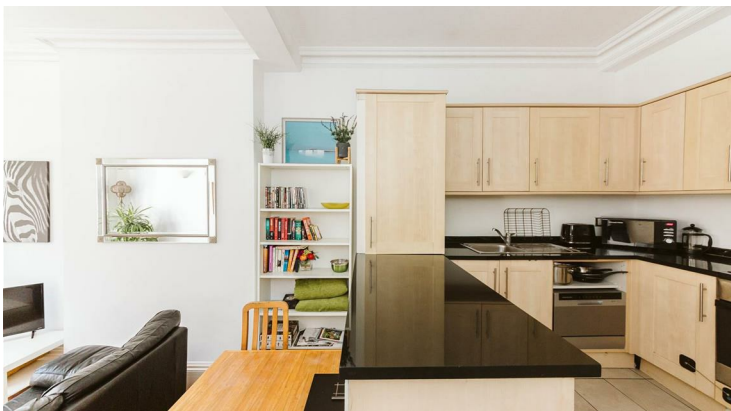
Local Authority: Bristol City Council

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. Please contact the office to confirm any details.





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