



MAGGS  
& ALLEN

51 DEANERY ROAD  
CITY CENTRE, BRISTOL, BS1 5QH  
£325,000

A sizeable (approx. 1096 sq.ft.) modern ground floor apartment with private balcony and allocated secure off-street parking. Further comprising two double bedrooms, two bathrooms, a generous open-plan living space and good storage options. Offered with no onward chain.

## Summary

The highlight of the apartment is a sizeable open-plan living space with floor-to-ceiling windows and a glazed door leading to the private balcony. From here is a fully-fitted kitchen with integrated appliances including a dishwasher, electric oven and electric hob.

A large, central hallway with smart wooden flooring that also runs through the living space provides excellent storage, including a utility cupboard, and leads to two well-proportioned double bedrooms. The principal bedroom benefits from a built-in wardrobe and an en-suite shower room, while the main bathroom features a three-piece suite comprised of a bath, WC and basin.

Accessible via lift or stairs access, the underground car park offers an allocated parking space as well as a communal bike store.

Offered in generally excellent decorative condition and offered with no onward chain.

## Location

Bristol city centre is the heart of Bristol, famous for numerous reasons, packed with something for everyone. Wherever that be the bustling Cabot Circus and Broadmead shopping centres, the many cafes, and restaurants on the harbourside or on Welsh Back, Corn Street or Park Street, or perhaps you prefer the open spaces at the historic Castle Park.

The city centre is also well-known for its street art (home of Banksy!), and entertainment, being home to The Old Vic theatre and the O2 Academy. It's therefore no surprise that the city centre appeals to students, young professionals, and families alike.

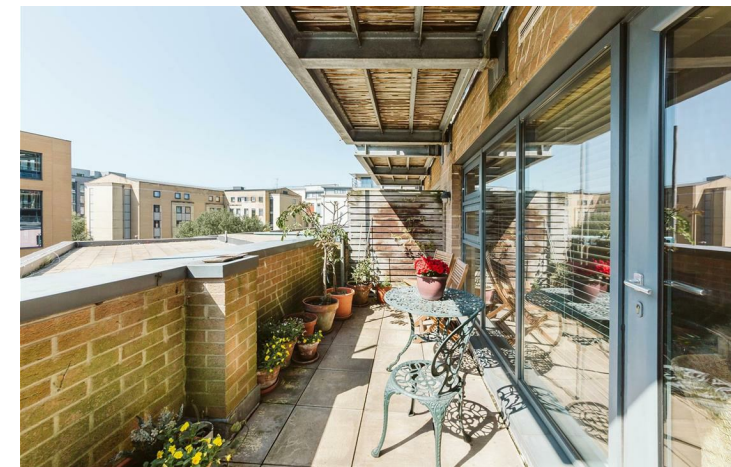
## Important Information

We understand this is a Leasehold property, with 224 years remaining on the lease.

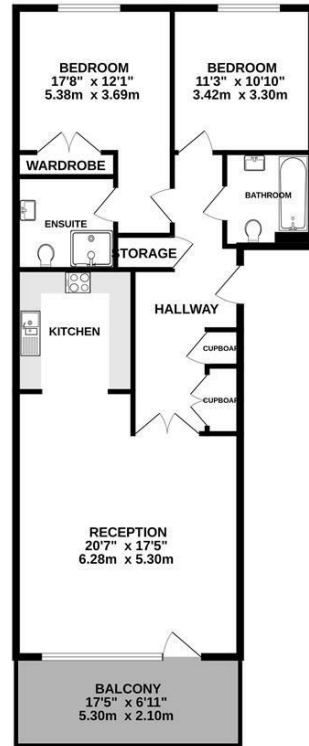
We understand the Service Charge is £4251.36 per annum

We understand the Ground Rent is £435.88 per annum

This information should be checked by your legal advisor.



GROUND FLOOR  
976 sq.ft. (90.7 sq.m.) approx.



TOTAL FLOOR AREA : 1096sq.ft. (101.8 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 mis-statement. 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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- An impressive ground floor apartment in a central location
- Two double bedrooms
- Two bathrooms
- Generous open-plan living space
- Private balcony
- Allocated, secure off-street parking
- Lift access
- Good storage options
- In good condition
- Offered with no onward chain

**Guide Price:** £325,000

**Tenure:** Leasehold

**Council Tax Band:** D

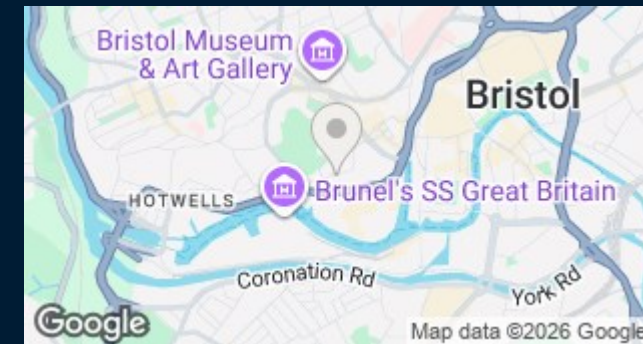
**EPC Rating:** C

**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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