



MAGGS  
& ALLEN

FLAT 1, 223 NEWFOUNDLAND ROAD  
ST PAULS, BRISTOL, BS2 9NX  
£250,000

A characterful, one bedroom apartment occupying the ground floor of a converted period building. Boasting high ceilings, stained glass windows and generous proportions throughout, the property is located a stone's throw from the M32 and a short distance from the City Centre. Offered to the market with no onward chain.

### Approach

From Newfoundland Road, the building is entered via large, original double doors, which open to the communal hallway. Located immediately to your left on the ground floor, is the entrance to Flat 1.

### Property Description

Upon entry, you are greeted by a wide entrance hall, with engineered oak flooring and access to a large storage cupboard. This in turn provides access to the accommodation.

Towards the end of the hallway is the open-plan living space, featuring beautiful, stained glass windows to the front elevation and high ceilings. The room provides ample space for living and dining, and the kitchen comprises a range of wall and base-mounted units with white gloss front and work surfaces, and integrated appliances including a fridge/freezer, electric oven, electric hob with extractor and stainless steel sink.

Adjacent, you will find a double bedroom with space available for a large wardrobe, with a second set of original stained glass windows allowing for light to flood the room.

Completing the property is a modern bathroom, with contemporary tiling to the floors and walls and a three-piece suite of bath with shower over, toilet and sink,

### Location

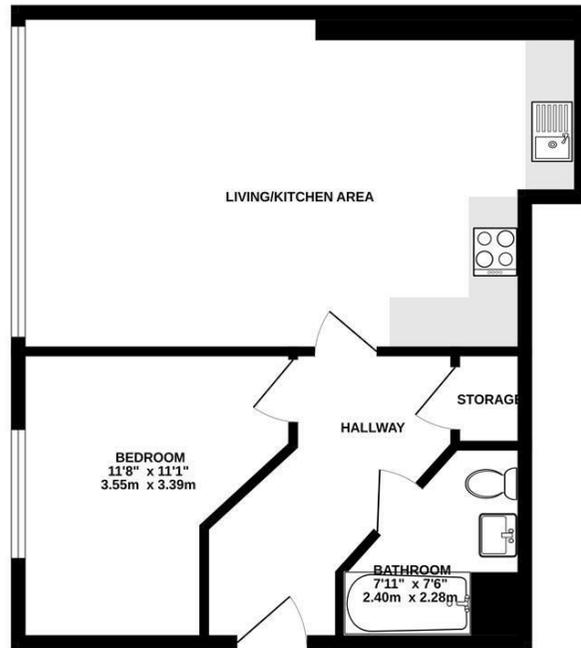
St Paul's, Bristol, is a vibrant and diverse neighborhood known for its rich cultural heritage and lively community spirit. Just a short distance from the city centre, it offers a mix of historic architecture and modern developments, creating a unique and dynamic atmosphere. The area is renowned for its eclectic cafes, independent shops, and the famous St Paul's Carnival, reflecting its strong artistic and multicultural identity. With excellent transport links, green spaces nearby, and a range of housing options, St Paul's is an ideal location for those seeking both convenience and character in Bristol.

### Lease Information

We understand there is an annual service charge of approx. £1,100, as well as an annual ground rent of £215. We understand there are 244 years remaining on the current lease.



**GROUND FLOOR**  
520 sq.ft. (48.3 sq.m.) approx.



**TOTAL FLOOR AREA - 520 sq.ft. (48.3 sq.m.) approx.**

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 by 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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- A spacious one-bedroom apartment
- Located in a beautiful period building, converted in 2020
- Open plan living/kitchen space, with high ceilings
- Double bedroom with stained glass windows
- Contemporary bathroom
- Fantastic location, close to the M32 and City Centre
- Offered to the market with no onward chain

**Guide Price:** £250,000

**Tenure:** Leasehold

**Council Tax Band:** A

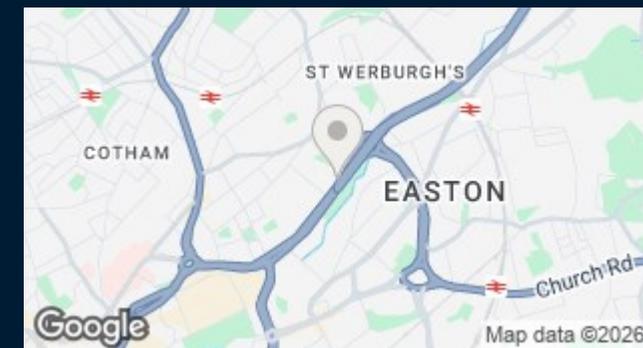
**EPC Rating:** E

**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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