



**MAGGS
& ALLEN**

8, CHRISTOPHER THOMAS COURT OLD BREAD STREET

OLD MARKET, BRISTOL, BS2 0FF

£190,000

A smart one double-bedroom ground floor flat with secure, allocated off-street parking located in a central location. Offered to the market with no onward chain.

Summary

The flat occupies part of the ground floor of the former Soapworks, a beautiful period building with Byzantine style architecture that has been entirely redeveloped. A secure gated entrance at the front of the building leads to parking at the rear, with an allocated space for the flat.

An entrance with intercom system and fob entry in turn leads to the apartment.

Located towards the front elevation is found the kitchen/living space; notable due to the impressive proportions and two large front-facing windows that fill the space with natural light. The kitchen comprises a range of fitted base and wall-mounted units and vinyl flooring.

From the hallway is access to a double bedroom, three-piece bathroom with shower-over-bath, and a storage cupboard.

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.

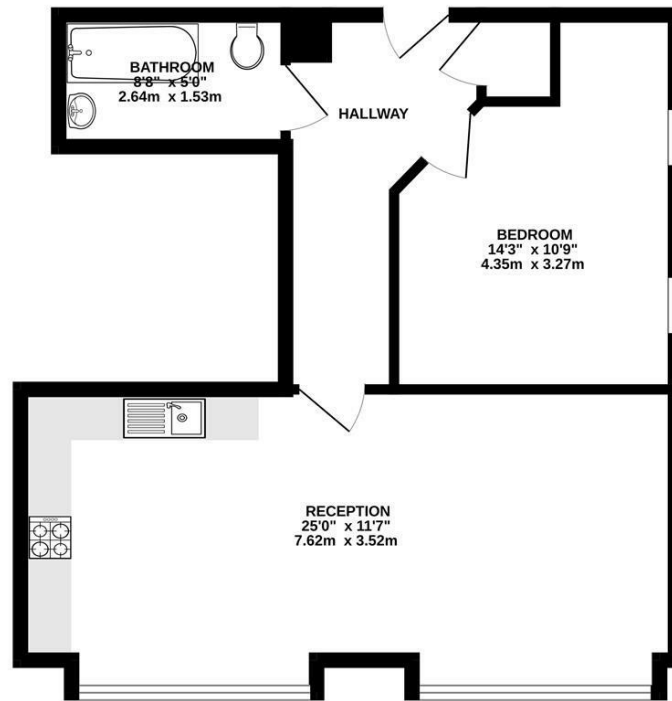
Tenure

We are advised that the property is leasehold, with 83 years remaining on the lease. The current owner has made initial enquiries regarding the extension of the lease. for which further information is available by contacting our office.

Annual Service Charge: £1,399.68. This includes: Ground maintenance, Fire equipment maintenance, Door entry maintenance, Water System testing, Building insurance, cleaning communal areas, security system maintenance, management charge, major repair provision, communal electric, caretaker costs, pest control.



GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 535 sq.ft. (49.7 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 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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- City centre apartment
- Secure, allocated off-street parking
- One double bedroom
- Light and bright, open-plan kitchen/living space
- Occupying part of the ground floor of a former Soap Factory retaining an attractive façade
- Offered to the market with no onward chain
- Well-maintained and presented

Guide Price: £190,000

Tenure: Leasehold

Council Tax Band: B

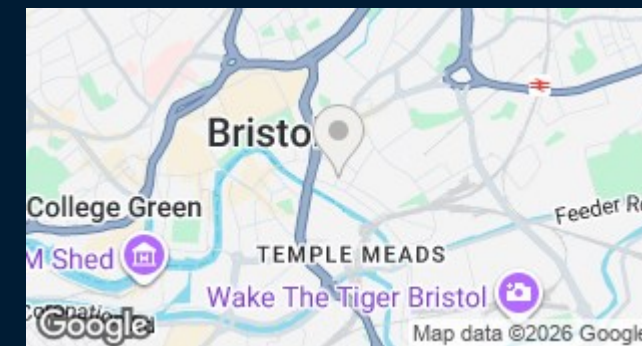
EPC Rating: D

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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