



FIRST FLOOR REAR FLAT, 42 CLAREMONT
ROAD

BISHOPSTON, BRISTOL, BS7 8DH

Asking Price £220,000

Occupying an elevated position with fabulous views across Bishopston and Cotham and close to Gloucester Road comes this light & bright one-bedroom first floor flat. Offered to the market with no onward chain.

Property Details

Featuring a well-appointed layout, this residence is conveniently positioned within walking distance of the vibrant Gloucester Road, renowned for its eclectic array of independent shops, bars, and eateries. Furthermore, easy access to the city centre enhances the appeal of this exceptional property.

Comprising an inviting open-plan living area seamlessly integrated with a fully equipped kitchen boasting integrated appliances, this residence also benefits from double-glazed casement windows affording panoramic rooftop views. Additionally, a comfortable double bedroom and a modern shower room complete the accommodation, ensuring both functionality and comfort.

Externally, the flat comes with its own section of private space in the rear garden and is set within an impressive Victorian building.

Offered to the market with no onward chain.

Location

Bishopston is one of Bristol's best-known and popular areas, and it really is no surprise why.

The community spirit in Bishopston is palpable, with a diverse population that values inclusivity and a strong sense of local identity. Residents actively engage in neighbourhood events and initiatives, creating a warm and welcoming environment for everyone.

One of the standout features of Bishopston is its tree-lined streets, dotted with an array of independent shops, boutiques, and cafes. Gloucester Road, often referred to as the longest independent shopping street in the UK, boasts a diverse range of local businesses - from quirky bookstores to artisan bakeries, there's always something new to explore.

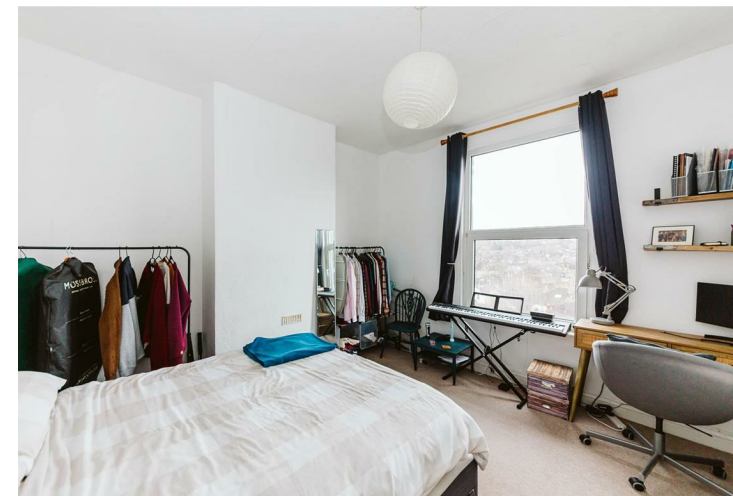
Bishopston is also home to an abundance of green spaces, providing a welcome escape from the hustle and bustle of city life. Whether you're enjoying a picnic in St. Andrews Park or taking a leisurely stroll through Horfield Common.

Lease Information

Length of Lease: 999 years from 2002

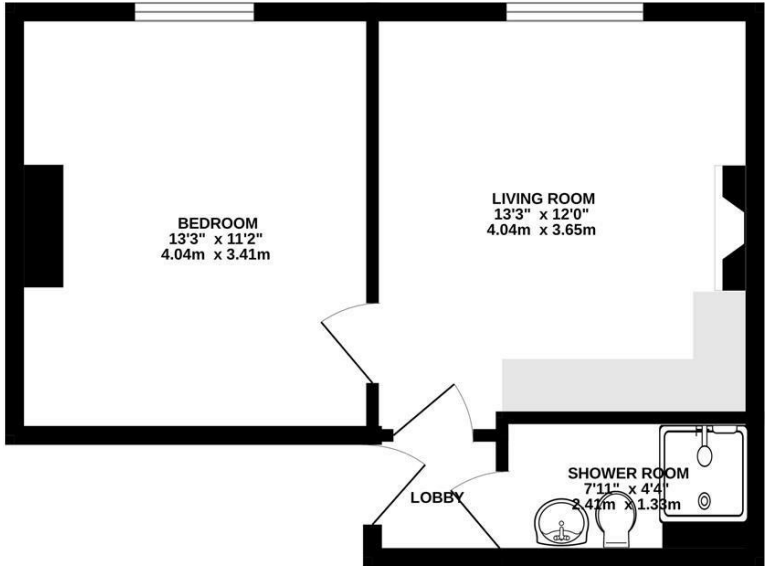
Current Service Charge: approx. £40 per month

Current Ground Rent: approx. £1 per annum



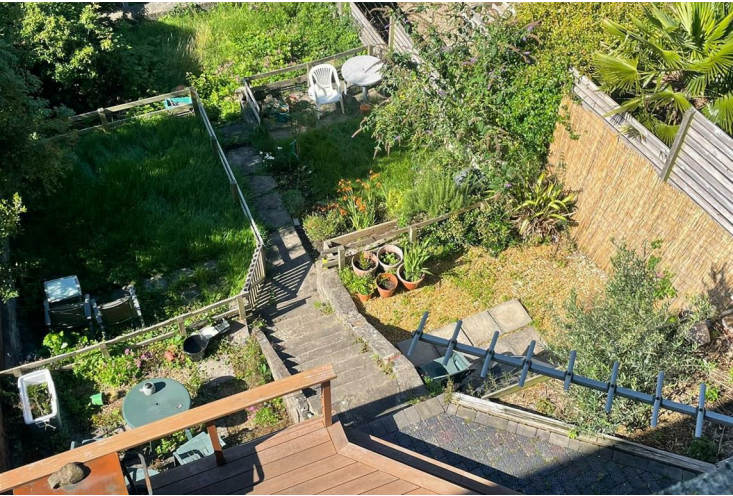
If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.

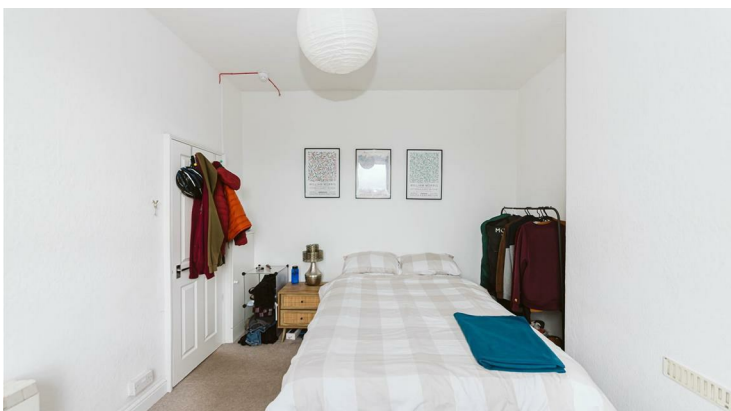
1ST FLOOR
342 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 342 sq.ft. (31.7 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.
Made with Metropix ©2024





60 Northumbria Drive, Henleaze, Bristol, BS9 4HW
 0117 949 9000
www.maggsandallen.co.uk | agency@maggsandallen.co.uk



Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.