



MAGGS
& ALLEN

FLAT 25, VERDI GRIS JACOB STREET

OLD MARKET, BRISTOL, BS2 0AF

£275,000

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A deceptively-spacious, two bedroom maisonette situated within a modern development within the heart of the City. Offering accommodation spread over two floors, a private rear garden, and a convenient location close to City Centre amenities and Temple Meads Station. Offered to the market with no onward chain.

Approach

From Jacob Street, a glass door opens into a communal hallway which leads to a large courtyard accessible to all residents of the development.

From here, you will find the private entrance for Flat 25.

Ground Floor

The front door opens into a bright reception area, providing access to the cloakroom, staircase and in turn the accommodation.

The entirety of the ground floor is open-plan, presenting a large, light-filled living/kitchen space with wood-effect flooring throughout. The kitchen comprises a range of base and wall-mounted units with worktops, and a range of integrated appliances including an electric oven, electric hob with extractor, fridge/freezer, washing machine and stainless steel sink.

Ample space is available for both living and dining, and a large glass door opens directly to the private courtyard.

First Floor

Ascending to the first floor, you are greeted by a bright landing with skylight above, offering space for a desk, access to a storage cupboard, both bedrooms and the shower room.

Both bedrooms are similarly-sized doubles; the main bedroom is situated at the rear of the property, and benefits from a large Juliet balcony overlooking the garden. The second bedroom is well-sized, and sits at the front of the property, with twin windows overlooking the communal courtyard.

Completing the first floor is a contemporary shower room, encompassing a toilet, sink and large shower cubicle.

Rear Garden

A private, sunny courtyard laid to patio slabs, with a few shallow steps leading to the main level from the living space. A rear access gate is situated towards the end of the garden.

Location

Trinity Centre is renowned all over the UK as an arts venue with a strong community focus. The Grade II listed ex-church has been a vital part of the Bristol scene for over 40 years now with artists including Gorillaz, The Prodigy, U2, Peaches, Orbital, Eek a Mouse, Benjamin Zephaniah and The Fall all taking to the stage in that time.

We're beginning our rundown of Old Market-based fooderies with the beloved Cali-Mexican kitchen and bar, Chido Wey. Specialising in homemade tacos, burritos and quesadillas and much more besides, the restaurant opened in 2020 and is a proud part of one of Bristol's oldest areas.

Set over two floors, Old Market Assembly boasts a beautiful building, trendy bar, live music venue, pizza kitchen and a rooftop terrace.

Assembly is also home to The Wardrobe Theatre, a fringe studio venue and thriving arts hub showcasing the best theatre-makers, companies and artists from around the UK. The programme covers theatre, comedy, storytelling, live music, poetry, dance, puppetry, cabaret, drag and a whole lot more.

The architectural landscape of Old Market is diverse, featuring a mix of Georgian, Victorian, and more contemporary structures. Notable buildings include the Old Market Assembly, a former cinema now serving as a venue for arts and community events, and the historic Old Market House.

With its blend of historic charm and modern amenities, Old Market is an attractive place to live. The area offers a variety of housing options, from historic townhouses to modern apartments, catering to a diverse population. The vibrant local economy, excellent transport links, and active community life make Old Market a desirable location within Bristol.

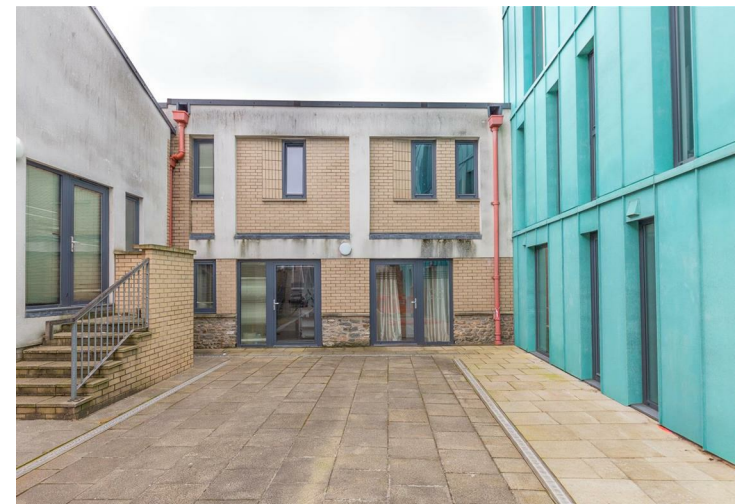
Lease Information

We understand there are 982 years remaining on the lease.

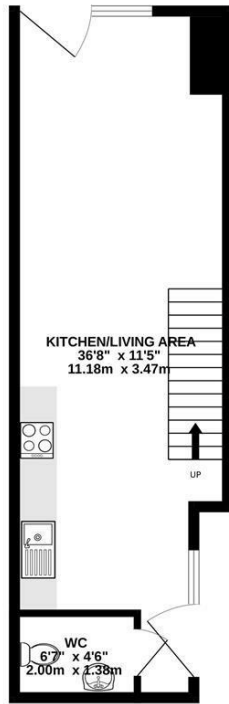
We understand there is an annual service charge of circa £3,000, plus an annual ground rent of £250.

Please note these figures should be checked by your legal advisor.

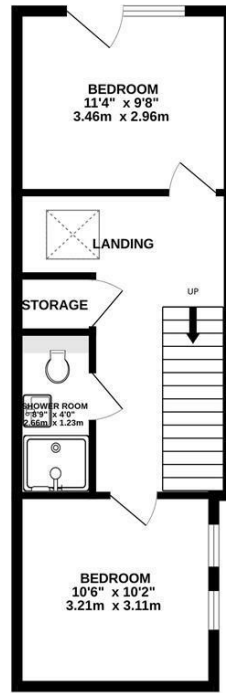
[If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.](#)



GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



FIRST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 793 sq.ft. (73.7 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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- Two double bedroom, contemporary maisonette
- Open-plan kitchen/living space
- Family shower room plus ground floor WC
- Large, bright landing with a study area
- Situated within a popular modern development, with a communal courtyard
- Located within the City Centre, within close proximity to shops, transport links and Temple Meads Station
- Offered to the market with no onward chain

Guide Price: £275,000

Tenure: Leasehold

Council Tax Band: B

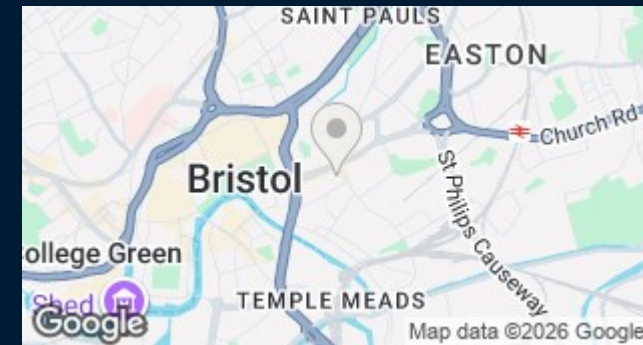
EPC Rating: B

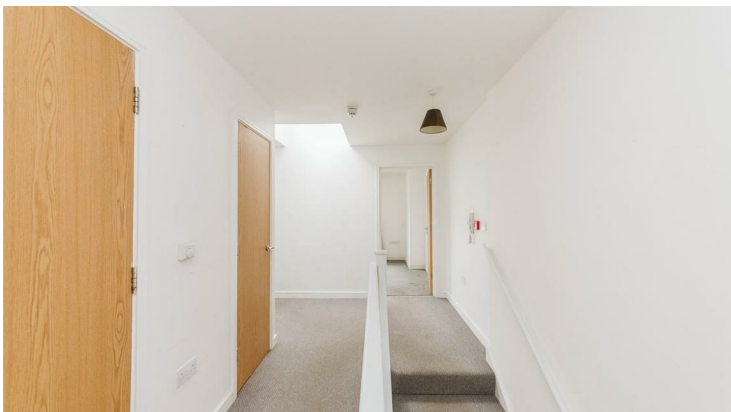
Local Authority: Bristol City Council

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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