



MAGGS  
& ALLEN

FLAT 11, ABI CLAY COURT MAGDALENE PLACE

ST WERBURGHS, BRISTOL, BS2 9RF

£230,000

A purpose-built, top floor apartment offering two bedrooms and a large private terrace with far-reaching views. Recently refurbished and offered to the market with no onward chain.

## Summary

Accessed on the first floor, the apartment begins with a bright stairwell illuminated by a large skylight that leads up to a central landing. The standout feature of the home is the dual-aspect kitchen, lounge, and dining area, which is bathed in natural light and provides direct access to two private terraces offering fantastic views. The kitchen has been recently updated with a modern range of units and integrated appliances, including a hob and oven.

The master bedroom is a generous double, finished with brand-new grey carpets and benefiting from its own direct access to a terrace. Sitting adjacent is a well-sized single bedroom and a three-piece bathroom equipped with a bath and overhead shower. Practicality is further enhanced by a secure communal bike store located on the ground floor of the development.

Ideally suited for a first-time buyer or as a solid buy-to-let investment, this property is perfectly placed to enjoy one of Bristol's most creative and sought-after pockets. Offered with no onward chain, it presents a straightforward opportunity for a smooth move.

## Location

Sandwiched between Montpelier, Ashley Down and St. Pauls – St Werburghs has a distinct character of its own.

Housing in St Werburghs was largely built in the late 19th and early 20th centuries to accommodate the population growth due to Bristol's industrial expansion. Perhaps the most recognisable example of this is the partially still-standing Brooks Dye Works, which has recently been re-developed into a modern housing development. As a result, the property now boasts a range of Victorian, Edwardian, modern, and unique eco-friendly housing.

Today, St Werburghs is known for its strong community spirit, eco-friendly initiatives and alternative culture. For families, Fairfield High and St Werburghs Primary School are highly regarded, and the City Farm is a popular destination.

Food and drink in the area doesn't disappoint either; Better Foods, The Farm, Wiper & True and Namak are just a few of the popular go-to's in the area.

With an array of beautiful homes, popular cafes, pubs, and green spaces – the area has unsurprisingly become a popular destination for families and young professionals wanting to enjoy a central location with real charm.

## Vendor's Comments

"I have really enjoyed my nine and a half years living at Abi Clay Court. The neighbours are all friendly and the flat is very private and safe. I will really miss the great location and my sun trap balcony space!"

## Schools

Fairlawn Primary School - Distance: 0.13 miles

St Werburgh's Primary School - Distance: 0.35 miles

Sefton Park Junior School - Distance: 0.48 miles

Montpelier High School - Distance: 0.51 miles

## Tenure

We understand the property is Leasehold with 984 years remaining.

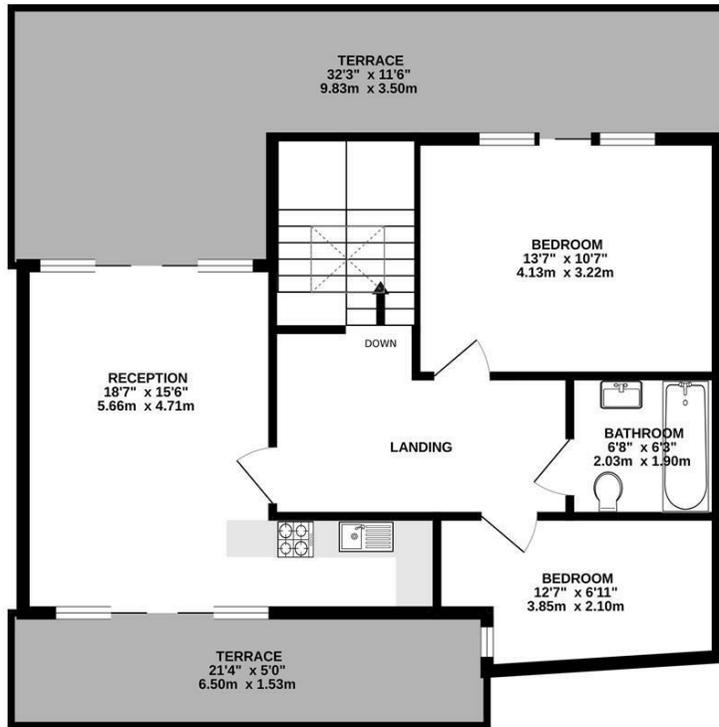
We understand the Ground Rent is £100 per annum.

We understand the Service Charge is £1500 per annum.

This information should be checked by your legal advisor.



**TOP FLOOR**  
657 sq.ft. (61.0 sq.m.) approx.



**TOTAL FLOOR AREA:** 657 sq.ft. (61.0 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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- A refurbished two-bedroom apartment
- Impressive dual aspect living space with two private terraces
- A light-filled apartment
- Central location
- Secure communal bike store
- An ideal first purchase or buy to let investment
- Offered to the market with no onward chain

**Guide Price:** £230,000

**Tenure:** Leasehold

**Council Tax Band:** A

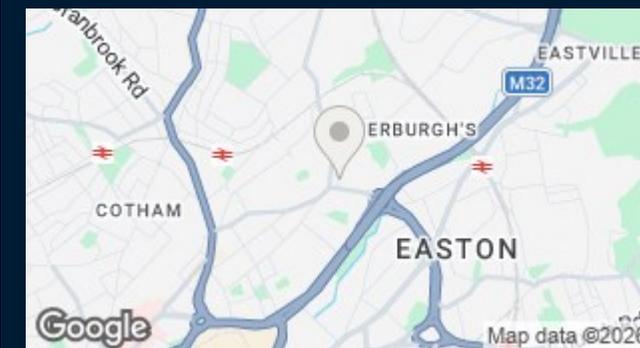
**EPC Rating:** C

**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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