



MAGGS
& ALLEN

36 ALMA COURT
CLIFTON, BRISTOL, BS8 2HH
Asking Price £335,000

A bright and spacious two-bedroom apartment located within walking distance of Whiteladies Road, with allocated parking and communal gardens.

Accommodation

A communal staircase rises from the ground floor to the second floor landing, leading to the front door of the property. The entrance hall provides access to the lounge, bathroom and both bedrooms, as well as a useful storage cupboard and area for storing coats and shoes.

The lounge/diner is a very generous size, offering a bright and contemporary feel which is echoed across the whole flat. The space benefits from wood-effect flooring throughout, and two floor-to-ceiling windows frame the well-manicured communal gardens. Opening into the kitchen; fully-fitted with a range of wall-mounted and base units and including multiple integrated appliances such as an electric oven, electric hob with extractor over, stainless steel sink and space for a washing machine. The floors are fully tiled, with a window providing the same lovely view as the lounge.

Both bedrooms are generous doubles, benefitting from vast amounts of natural light and providing ample space for desks, wardrobes and other furniture. The bathroom has been tastefully redesigned by the current owners, comprising a toilet with concealed cistern, sink with fitted vanity unit and bath with rainfall shower over.

External

Tucked away at the end of Alma Vale Road, the property offers one allocated parking space within the main car park, located opposite the communal door for the flat. To the front of the building lies the vast communal gardens, which are laid to lawn with a concrete path running through to Alma Vale Road.

Location

Clifton exudes a timeless charm with its historic architecture, predominantly Georgian and Victorian buildings, creating a picturesque and inviting atmosphere. The area is renowned for its green spaces, including the scenic Clifton Downs and the iconic Clifton Suspension Bridge, offering residents ample opportunities for outdoor activities and leisurely strolls.

Whiteladies Road is host to number of well regarded furniture shops, cafes, restaurants, pubs and bars and this is likewise the case with the Triangle and Park Street – featuring gorgeous Georgian architecture.

A stroll through the Clifton Village reveals a unique and vibrant shopping experience, characterized by a range of independent shops, boutiques, and cafes that showcase the local businesses. Residents benefit from good transport links, including buses and local train services, facilitating convenient travel within the city. For those with a penchant for exploration beyond Clifton, major roads are easily accessible.

Vendors Comments

Having not lived in Bristol before, we couldn't have picked a better location. It is a 2 minute walk from the great shops, restaurants and pubs on Whiteladies road. The allocated parking space has been really handy as parking can be tricky in Clifton. The flat itself has been very easy to maintain and keeps it's heat well in the winter. The South East facing windows in the reception room mean you get a good amount of sun throughout the day.

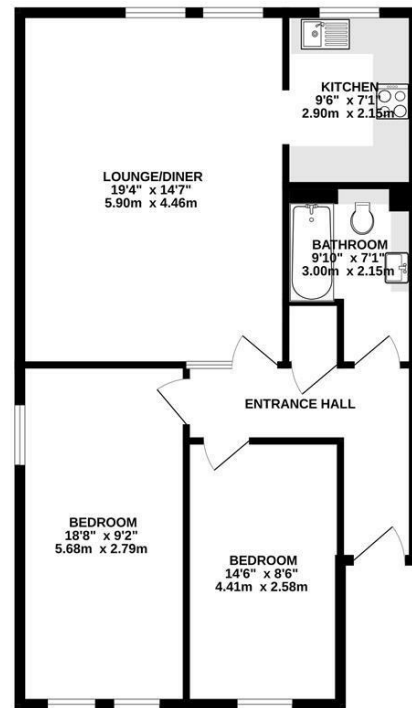
Lease Information

Ground Rent: £65 per annum. Service Charge: approx. £1,300 per annum. The service charge includes; Buildings insurance, Electricity for communal areas, Cleaning, Grounds Maintenance, Repairs and Maintenance and Accountancy. Service charge is reviewed annually.

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
788 sq.ft. (73.2 sq.m.) approx.



TOTAL FLOOR AREA: 788 sq.ft. (73.2 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 10/2025



- Purpose-built apartment with allocated parking
- Spacious accommodation
- Two double bedrooms
- Communal gardens
- An extremely popular location close to Whiteladies Road
- Presented in good condition
- Sizeable open-plan living space

Guide Price: £335,000

Tenure: Leasehold

Council Tax Band: C

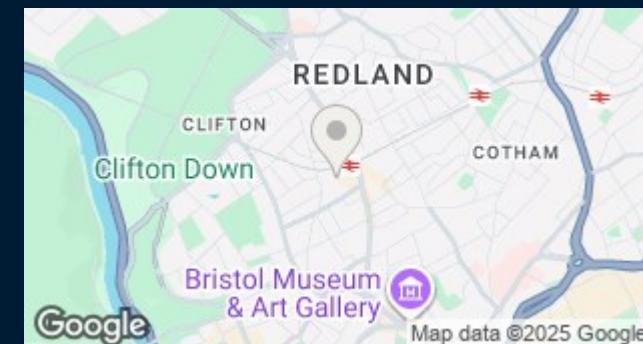
EPC Rating: C

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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