



MAGGS
& ALLEN

FLAT 3, 60 BELVOIR ROAD
ST ANDREWS, BRISTOL, BS6 5DJ
£275,000

A well-presented, one bedroom flat located on the first floor of a grand Victorian villa in St Andrews, within close proximity to Gloucester Road and St Andrews Park. Boasting high ceilings, original features and a bay-fronted reception room with stunning, elevated views of the locality.

Approach

From Belvoir Road, an original communal door opens into a communal stairwell, with stairs leading to the first floor, and in turn the door to Flat 3. Free, on-street parking is available, and a bus stop is located nearby.

Property Description

The front door opens to an internal hallway, with wood-effect flooring throughout and hanging space for coats.

Occupying the front of the property is a sizeable, bay-fronted living space with high ceilings, picture rails, a feature fireplace and far-reaching, southerly views across Cotham and Montpelier.

Sitting adjacent is the kitchen; comprising a range of wall and base-mounted units with sleek, handleless fronts, work surfaces and a tiled backsplash. Space is available for a washing machine, and integrated appliances include an electric oven, gas hob with extractor, fridge and a stainless steel sink.

The bedroom is a generous double, featuring picture rails, high ceilings and a useful built-in double wardrobe. A window to the easterly-facing elevation provides pleasant views over Cromwell Road and beyond.

Completing the property is a modern, three-piece shower room encompassing a toilet, sink and corner shower unit.

Location

Welcome to St. Andrew's, where a distinct urban bohemian character meets a strong sense of community. With Gloucester Road on its western edge, you'll have an array of charming independent cafes, restaurants, pubs, and shops readily available.

This isn't just a place to live; it's a vibrant community. Street parties and events, organized by local businesses and groups, are a common occurrence, fostering a truly exciting and connected atmosphere.

At the heart of it all is St. Andrew's Park. This cherished green space on a grassy slope provides a peaceful refuge from city life. Whether it's for a picnic, a local concert, or fun at the adventure playground and paddling pool, the park is a highly valued amenity and a source of local pride.

The majority of homes here are 19th-century builds. While some have been thoughtfully converted into apartments, attracting young professionals, the un-converted single residences are highly sought-after. The grander homes surrounding the park and the charming terraces close to excellent primary schools are particularly coveted, making St. Andrew's a truly fashionable and desirable Bristol neighbourhood.

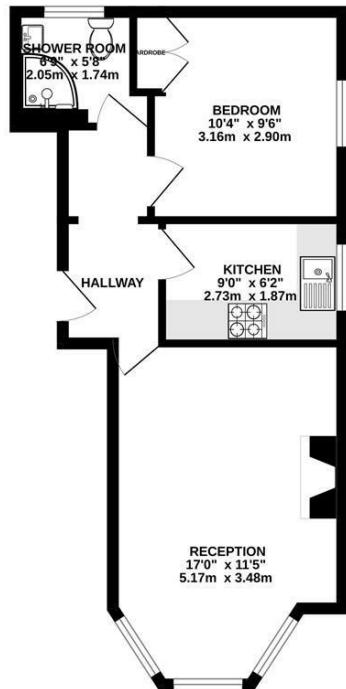
Lease Information

We understand there are 845 years remaining on the current lease, with an annual service charge of £600.

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



FIRST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



- A one bedroom, first floor flat enjoying an elevated position
- Generous living/dining space, with far-reaching views of the City
- Separate kitchen with integrated appliances
- Sizeable bedroom with built-in wardrobes
- Fully double-glazed throughout
- Located on the corner of Cromwell Road & Belvoir Road
- Situated within close proximity of Gloucester Road, St Andrews Park and Montpelier Train Station

Guide Price: £275,000

Tenure: Freehold

Council Tax Band: A

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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