



MAGGS
& ALLEN

FLAT 4, 26 PORTLAND SQUARE

ST PAULS, BS2 8RZ

£274,000

A two-bedroom, ground floor apartment set in a stunning, refurbished Georgian building overlooking Portland Square. Offered to the market with no onward chain.

Approach

From Portland Square, an original front door opens into a communal hall, with engineered oak flooring throughout. Flat 4 is accessed via the ground floor.

Accommodation

From the communal hallway, the front door opens into Flat 4, where you are greeted by a bright hallway providing access to a useful storage cupboard, and in turn leads to a grand, open-plan kitchen/living space with high ceilings, oak effect flooring throughout and a large, floor-to-ceiling window to the rear aspect. The kitchen is well-appointed, comprising a range of wall and base-mounted units with work surfaces. Integrated appliances include an electric oven, electric hob with extractor over, microwave, dishwasher, washing machine and sink with drainer. The room provides ample space for a dining area as well as a lounge, with a door leading onto a sizeable balcony, offering desirable outside space.

The bedrooms are similarly-sized doubles, with large, Georgian windows to rear. The bathroom encompasses a three-piece white suite of bath with shower over, toilet and sink.

Location

Bristol City Centre is the heart of Bristol, famous for numerous reasons, packed with something for everyone. Wherever that be the bustling Cabot Circus and Broadmead shopping centres, the many cafes, and restaurants on the harbourside or on Welsh Back, Corn Street or Park Street, or perhaps you prefer the open spaces at the historic Castle Park.

The City Centre is also well-known for its street art (home of Banksy!), and entertainment, being home to The Old Vic theatre and the O2 Academy. It's therefore no surprise that the city centre appeals to students, young professionals, and families alike.

Lease Information

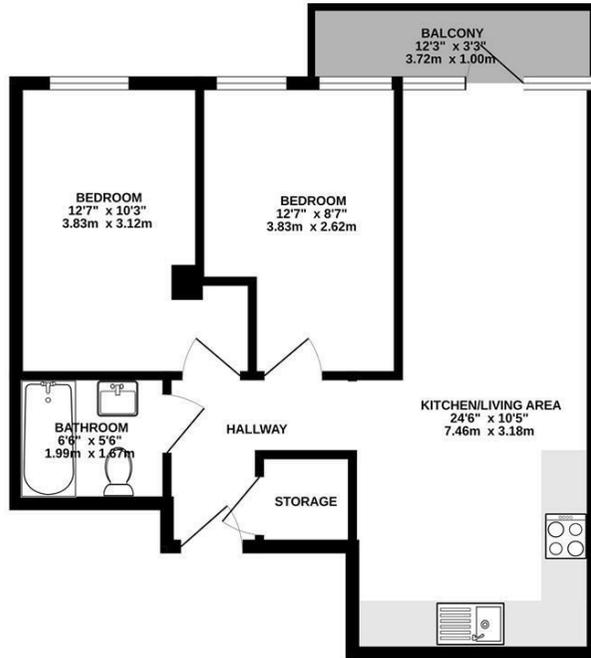
We are advised there is 991 years remaining on the lease.

We are advised the service charge for 24/25 was £2,200 and included buildings insurance.

We are advised there an annual ground rent of £300.



GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA - 531 sq.ft. (49.3 sq.m.) approx.

While 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 two-bedroom, ground floor apartment
- Open-plan kitchen/living area with high ceilings
- Beautifully converted Georgian building
- Modern kitchen with fitted appliances
- Balcony, accessible via the living space
- Overlooking a handsome square, close to Cabot Circus
- Offered with no onward chain

Guide Price: £274,000

Tenure: Leasehold

Council Tax Band: C

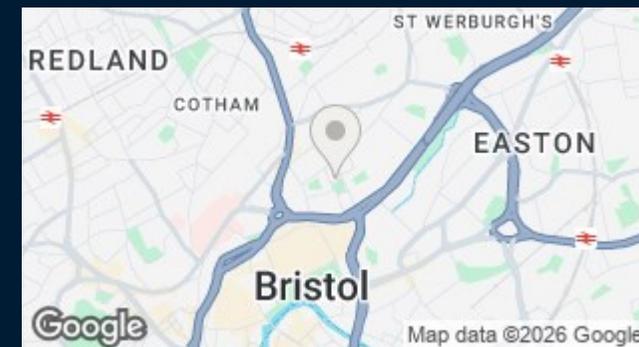
EPC Rating: D

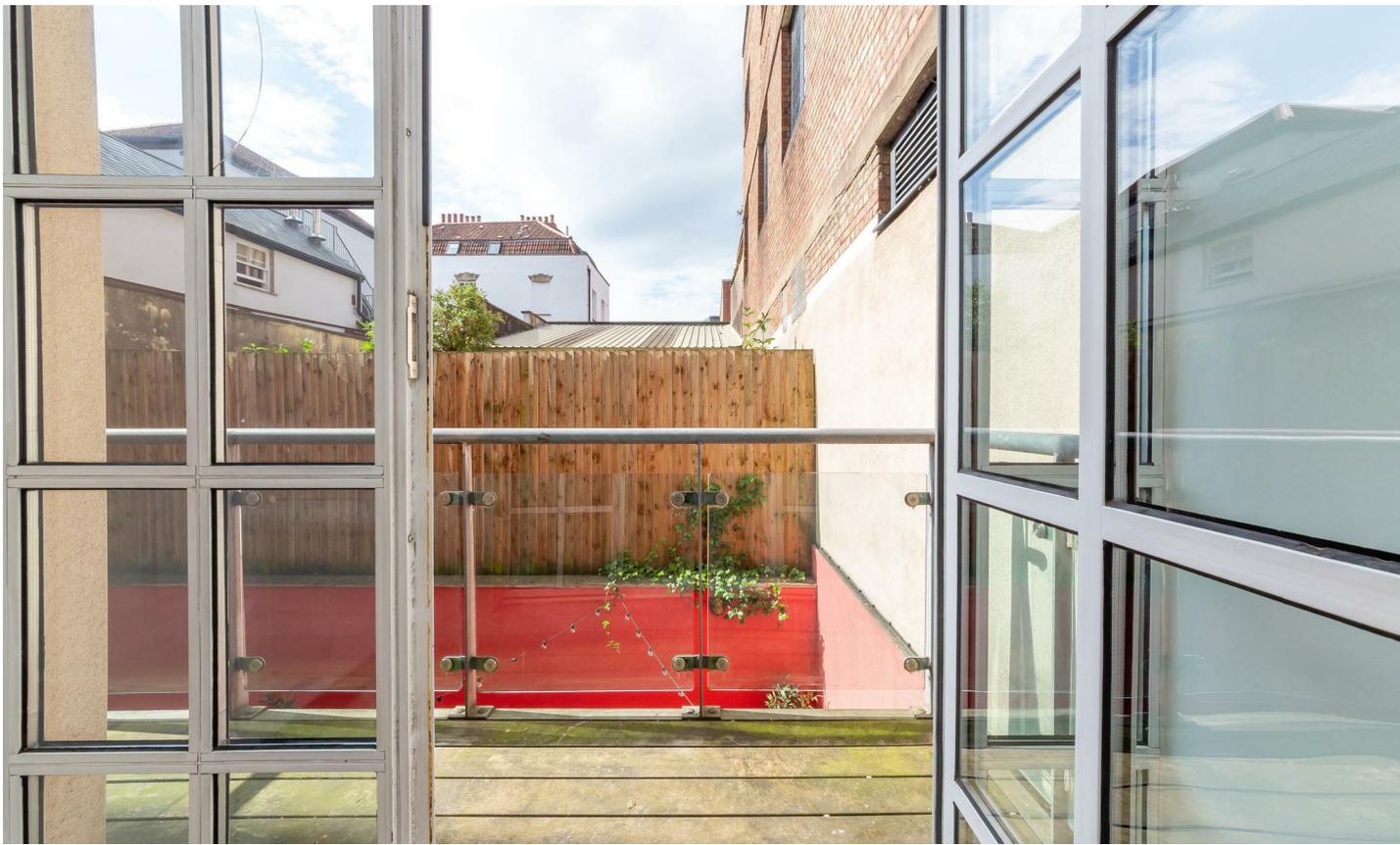
Local Authority: Bristol City Council

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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