



**MAGGS
& ALLEN**

FLAT 22, STANLEY COURT BARTHOLOMEWS
HORFIELD, BRISTOL, BS7 0FF
£265,000

Occupying a top floor position within a modern development in Horfield comes this contemporary, two-bedroom apartment. Converted in 2017, the property boasts a modern kitchen and bathroom, sizeable bedrooms, lift access and secure off-street parking.

Vendor's Comments

"Stanley Court is a friendly secure development. The communal areas are always kept clean & tidy. I particularly like it being gated. The bedrooms are a good size. My flat is quiet & unaffected by traffic noise from the main road."

Summary

Stanley Court is accessed via motorised gates, giving way to a secure parking area. The property comes with an allocated space, with a number of visitors spaces available.

From the communal hall, access is available to the staircase, as well as a lift ascending to the top floor.

Upon entering the property, you are greeted by a wide entrance hall, boasting a large storage cupboard and giving way to the principal rooms.

The living space is a bright, generous room encompassing a contemporary kitchen and ample space for both living and dining - boasting wood-effect flooring throughout, neutral décor and three windows framing far-reaching views of the locality. The kitchen itself comprises a range of base and wall-mounted units with shaker style fronts and granite-effect worktops. Integrated appliances include an electric oven and grill, electric hob with extractor and dishwasher.

Both bedrooms are sizeable doubles, and are almost identical in size - providing ample space for bedroom furniture and/or a home office.

Completing the accommodation is a modern, three-piece bathroom comprising a toilet, sink and bath with shower over.

Location

Horfield is situated within close proximity to Gloucester Road with its vast array of independent shops, cafes & restaurants including MOD coffee shop and Billie's Cafe.

The area features a blend of tree-lined Victorian streets such as Churchways Avenue, and the 1930's properties that are emblematic of the area. The open spaces of Muller Road Recreational Ground and Horfield Common are nearby as well as Horfield Leisure Centre and the Memorial Stadium.

Boasting excellent schools, spacious properties, and abundant green spaces, this suburb in North Bristol has gained popularity among both families and young professionals seeking a location just beyond the Bristol City Centre.

Leasehold Information

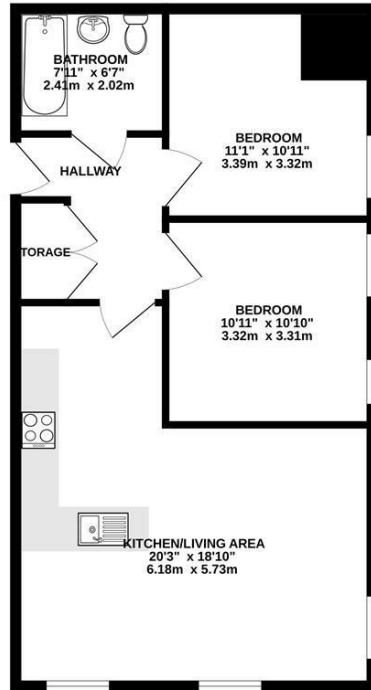
We understand there are 116 years remaining on the lease.

We understand there is an annual service charge of £990, plus an annual ground rent of £10.

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



THIRD FLOOR
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA: 661 sq.ft. (61.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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- Situated within a modern development, converted in 2018
- Two double bedroom, top floor apartment
- Open-plan living, with a high quality kitchen and ample living/dining space
- Modern three-piece bathroom
- Bright accommodation, with far-reaching views
- Gated, secure parking area with an allocated space
- Low service charges
- Located in a prominent position, close to Gloucester Road's amenities and Horfield Common

Guide Price: £265,000

Tenure: Leasehold

Council Tax Band: B

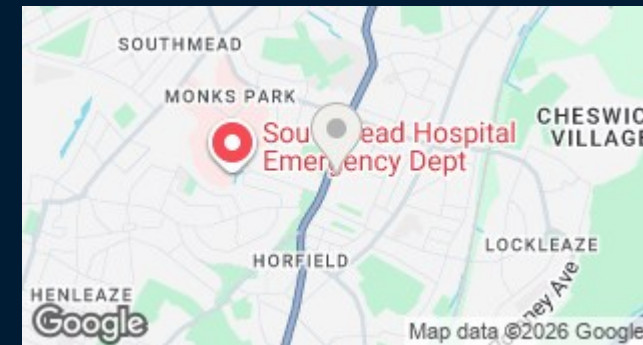
EPC Rating: A

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.





60 Northumbria Drive, Henleaze, Bristol, BS9 4HW
0117 949 9000
www.maggsandallen.co.uk | agency@maggsandallen.co.uk



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