



MAGGS
& ALLEN

FLAT 29, RAPHAEL COURT SOMERSET STREET

REDCLIFFE, BRISTOL, BS1 6FF

£215,000

A ground floor two-bedroom flat with garage and parking located a short walk from Temple Meads. An ideal first purchase or buy-to-let investment. Offered with no onward chain.

Summary

The highlight of the property is a well-sized, dual-aspect lounge with an outlook on both elevations to the communal gardens allowing in plentiful natural light throughout the day. Adjacent, the kitchen is modern and fitted with a range of base and wall-mounted units with black worktops, integrated oven, hob, sink and drainer.

From the hallway is access to each of the bedrooms, the larger of which has built-in storage, and completing is the internal aspect of the property is a bathroom fitted with a three-piece suite including a basin, WC and bath with shower-over.

Externally there are large communal gardens on both sides, parking, and a secure garage.

Offered to the market with no onward chain.

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.

Tenure

The property benefits from relatively low annual service charges and no ground rent.

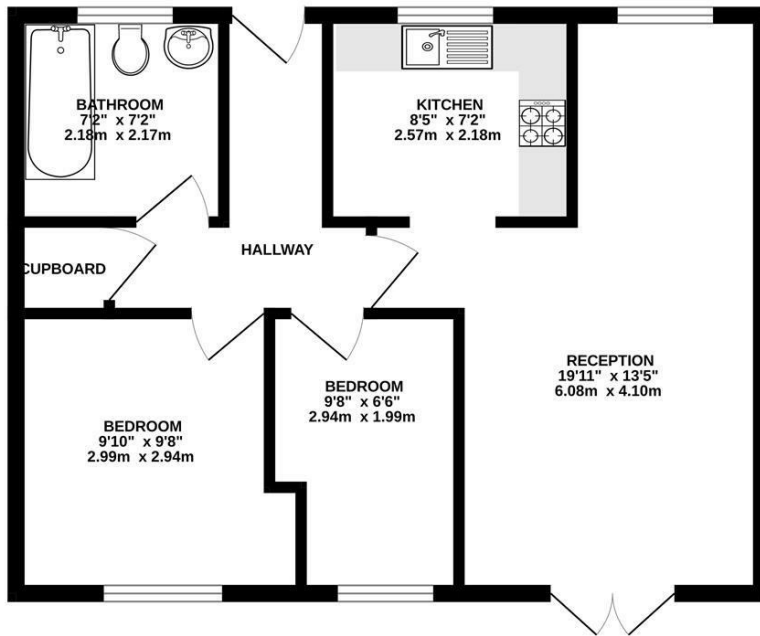
Service charge approx. £602 per annum plus reserve fund contribution approx. £507 per annum.

Ground rent £0 per annum.

We understand there is circa 960 years remaining on the lease.



GROUND FLOOR
513 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 513 sq.ft. (47.6 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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- Two-bedroom ground floor flat
- Garage
- Parking
- A short distance from Temple Meads
- Well-maintained communal gardens
- Modern kitchen
- Offered with no onward chain

Guide Price: £215,000

Tenure: Leasehold

Council Tax Band: B

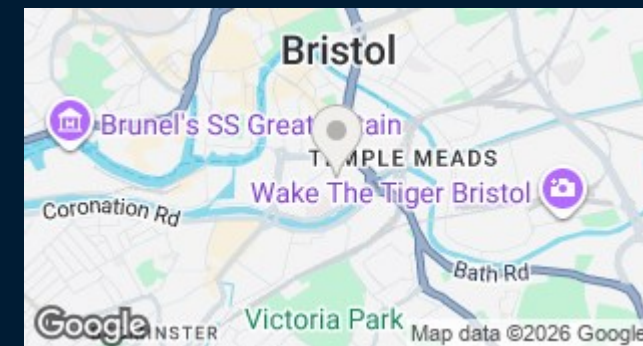
EPC Rating: D

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.





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



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