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SALES, LETTINGS & MANAGEMENT

Cheltenham Road, Bristol
Offers In Excess Of £300,000

2 bedroom flat for sale | Leasehold

The Property-

Occupying a well-positioned setting within this attractive period building, this beautifully presented two-bedroom apartment offers an exceptional balance of generous proportions, contemporary finishes and an abundance of natural light throughout.

A welcoming entrance hallway creates an immediate sense of space and provides access to each of the principal rooms. At the heart of the home is an elegant reception room, where a striking bay window enhances the bright and airy atmosphere, creating a superb space for both everyday living and entertaining.

The separate kitchen has been thoughtfully appointed with a modern range of fitted units and an integrated workspace, combining practicality with contemporary styling. Complementing the accommodation is a stylish bathroom, finished with a sleek modern suite and quality fittings.

The principal bedroom is an impressive and particularly spacious double, beautifully enhanced by a characterful bay window that further accentuates the room's generous proportions. The second bedroom is also a well-proportioned double, offering versatility as a guest room, home office or additional sleeping accommodation. Both bedrooms are positioned to the rear of the building, enjoying a peaceful outlook and an enviably quiet setting away from the road.

Throughout, the apartment has been carefully maintained to create a home that is both elegant and effortlessly functional, making it an ideal choice for professionals, first-time buyers or those seeking a well-located investment.

Outside-

To the rear of the property, residents benefit from access to a well-maintained communal garden, providing an attractive outdoor retreat for relaxing and enjoying the warmer months.

Location-

Situated on the ever-popular Cheltenham Road, the apartment enjoys an enviable position within one of Bristol's most vibrant and well-connected neighbourhoods. An outstanding selection of independent cafés, award-winning restaurants, artisan bakeries and boutique retailers are all within easy walking distance, while nearby Gloucester Road offers one of the longest stretches of independent shops in the UK. Excellent public transport links provide convenient access to Bristol City Centre, Temple Meads and the wider city, making this an outstanding location for both lifestyle and connectivity.

Council Tax Band: A (Bristol City Council)
Tenure: Leasehold (970 years)
Service Charge: £65 per month

Entrance hall

Bedroom 1
12'0 x 12'0 (3.7m x 3.6m)

Bedroom 2
11'11 x 10'0 (3.6m x 3.1m)

Reception Room
16'1 x 11'2 (4.9m x 3.4m)

Kitchen
12'9 x 4'10 (3.9m x 1.5m)

Bathroom
6'8 x 6'0 (2.0m x 1.8m)

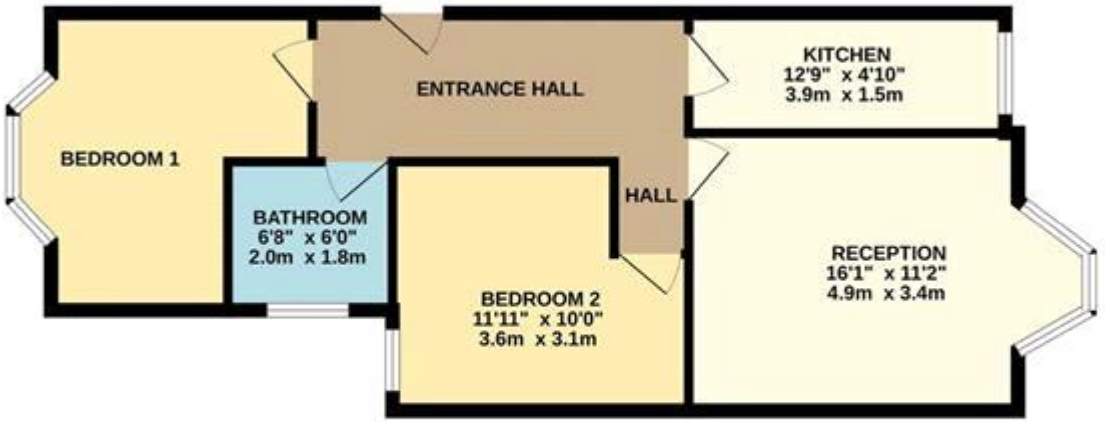







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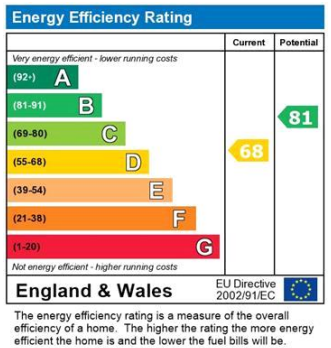
GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 584 sq.ft. (54.3 sq.m.) approx.

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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