



- **3D INTERACTIVE TOUR**
- **Double Bedroom**
- **Modern Kitchen & Bathroom**
- **Off Street Parking**
- **Fantastic First Time Purchase**

- **Well Presented First Floor Apartment**
- **Sitting Room Overlooking The Rear Garden**
- **Light & Airy Accommodation**
- **Extensive Communal Gardens**
- **Energy Rating - C**

Spacious First-Floor Flat in Elegant Victorian Conversion

Forming part of a substantial Victorian building, this well-proportioned first-floor flat offers a bright and comfortable living space with charming period character and a pleasant garden outlook.

The property is accessed via a communal entrance and opens into a welcoming hallway. At the heart of the home is a light and airy sitting room, featuring a stripped wooden floor and generous proportions, easily accommodating both living and dining areas. Large windows frame views over the expansive communal rear garden, creating a tranquil and green backdrop.

A separate, modern kitchen also enjoys views of the garden, offering a practical and stylish cooking space. The double bedroom is well-sized, while the bathroom is modern and partly tiled, offering a clean and contemporary finish.

To the front of the building, the property benefits from off-street parking on a 'first come, first served' basis with hardstanding providing ample space for residents.

Ideal for first-time buyers, this characterful flat blends period charm with modern convenience in a desirable setting.

Situated in a prime location close to local amenities including Fox and West Deli, Bank Restaurant, A Capella Café & Pizzeria, Southside Bar and Bruhaha Bar, with Arnos Vale Cemetery, a beautiful Victorian garden cemetery with a café at its heart, within a 10 minute walk.

Other open green spaces such as Perrett's Park, Redcatch Park and the 50 acres of Victoria Park are all within a short walk and offer a great escape from the hustle & bustle of the city. Temple Meads Train Station is a 15 minute walk and the exciting harbourside development of Wapping Wharf, boasting some of the best bars, restaurants and lifestyle shops in the city, is roughly a 30 minute walk.

Living Room 14'4" x 10'6" (4.37 x 3.22)

Kitchen 6'7" x 7'10" (2.03 x 2.41)

Bedroom 12'0" max x 10'7" (3.67 max x 3.25)

Bathroom 7'3" x 4'9" (2.21 x 1.47)

Tenure - Leasehold

Lease Start Date 09/04/2015

Lease End Date 24/06/2985

Lease Term 999 years from 24 June 1986

Lease Term Remaining 960 years

Service Charge - £118 PCM

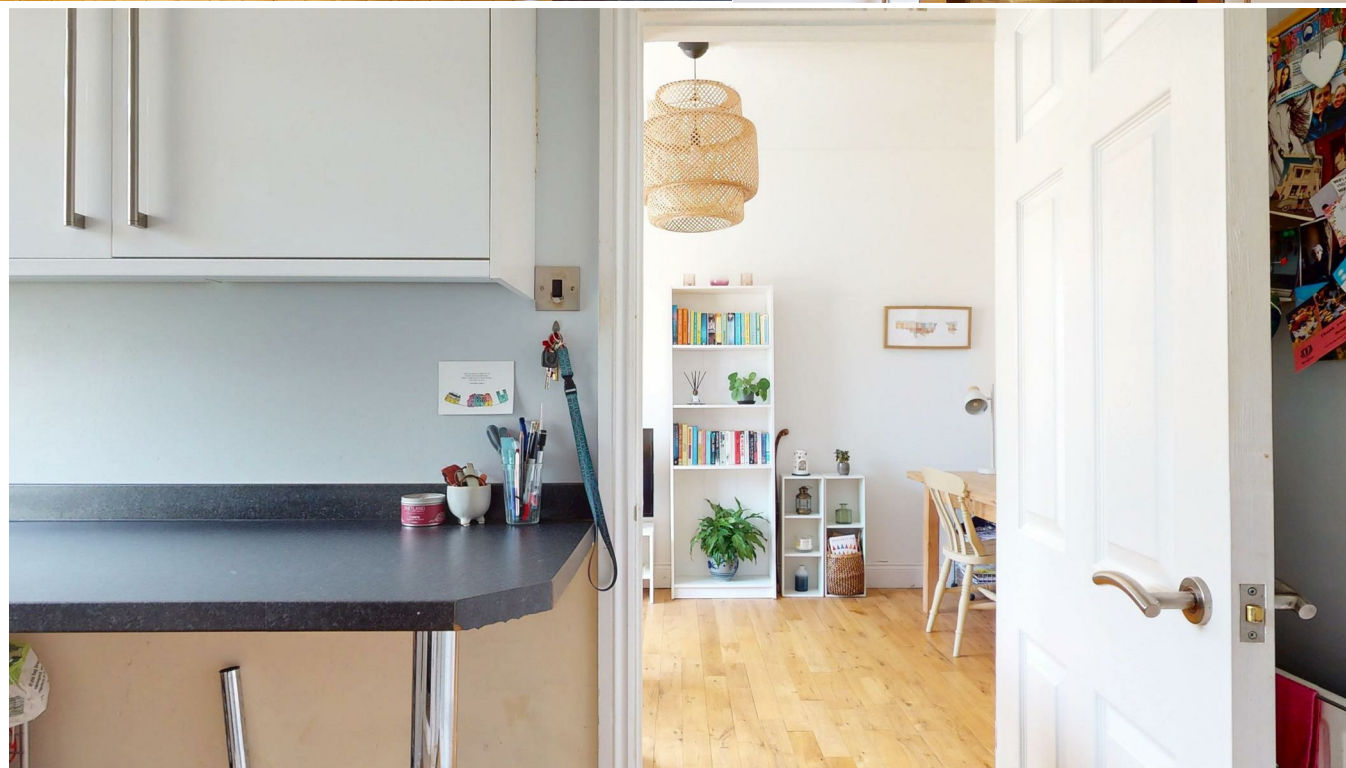
Ground Rent - Believed to be £0

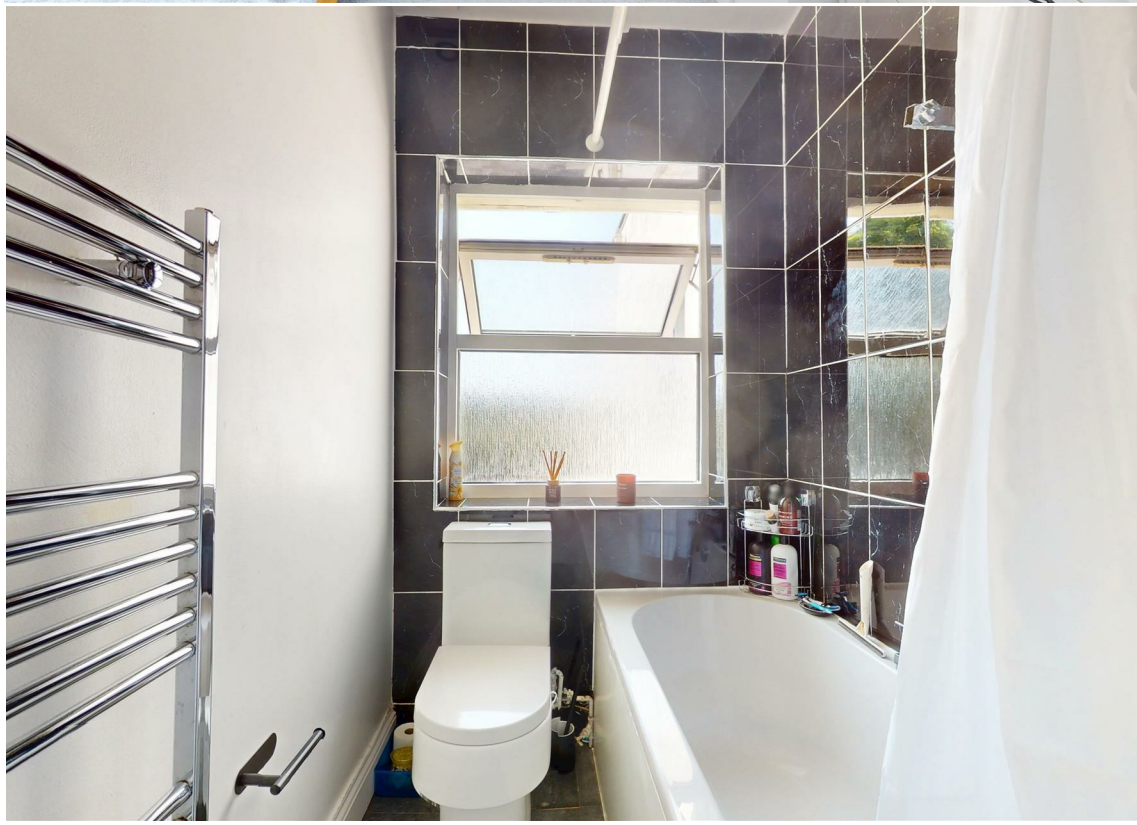
Council Tax Band - A







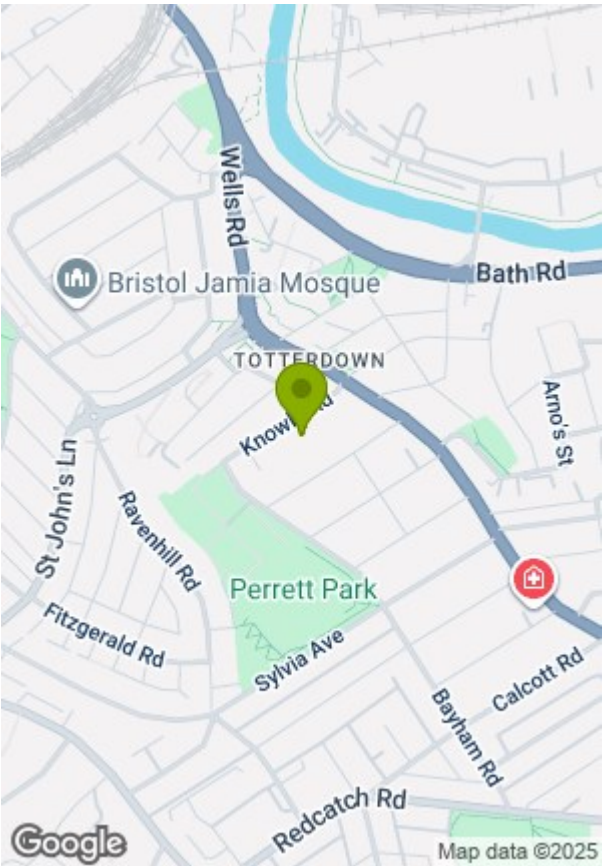








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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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