



**Flat 7 19 Knowle Road, Bristol , BS4 2EB**

**£215,000**

- **Fantastic First Time Purchase**
- **Sitting Room**
- **Light & Airy Accommodation**
- **Extensive Communal Gardens**
- **Double Bedroom**
- **Modern Kitchen & Bathroom**
- **Off Street Parking**
- **Energy Rating - C**

## Spacious Ground-Floor Flat in Elegant Victorian Conversion

Forming part of a substantial Victorian building, this well-proportioned ground-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, 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 14'5" x 10'5" (4.4 x 3.2)

Kitchen 7'10" x 5'8" (2.40 x 1.73)

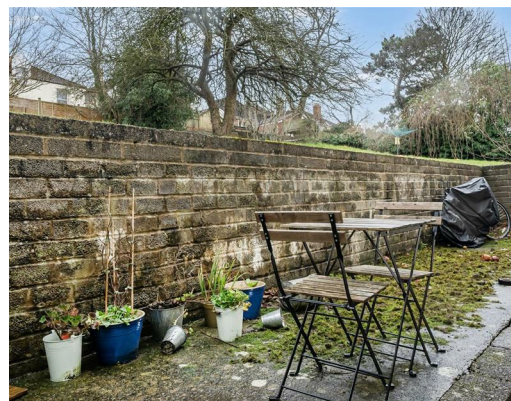
Bedroom 12'5" x 10'3" (3.8 x 3.13)

Bathroom 7'1" x 4'8" (2.17 x 1.44)

Tenure - Leasehold  
Lease Term - 999 years  
Years Remaining - 960 years  
Ground Rent - Peppercorn

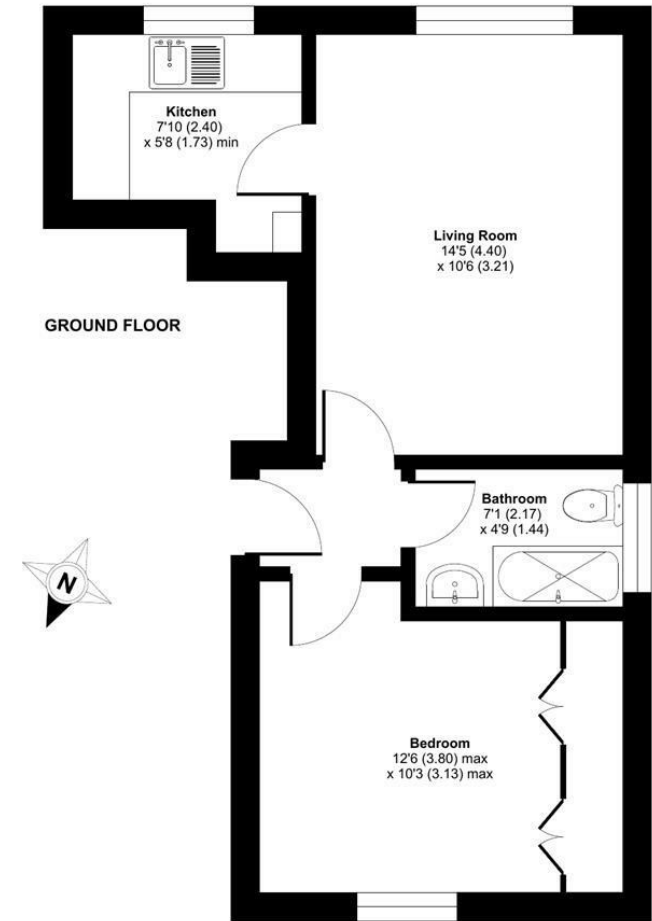
Council Tax Band - A



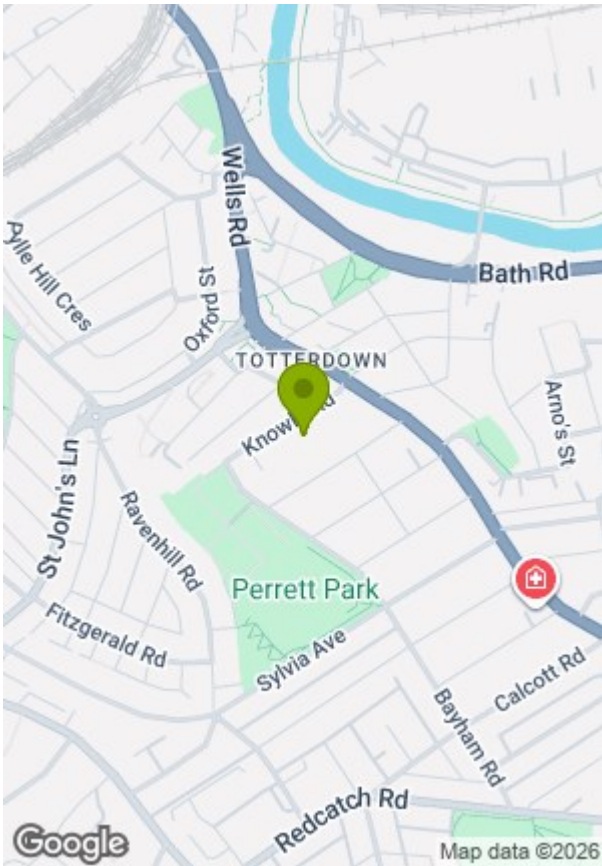


Knowle Road, Bristol, BS4

Approximate Area = 392 sq ft / 36.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1406839. © nichecom 2026. GREENWOODS SALES • LETTINGS • COMMERCIAL



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 78      | 78        |
| EU Directive 2002/91/EC                     |         |           |

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.