



£435,000

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60 Albert Park Place Montpelier, Bristol, BS6 5ND

A brand new and exciting maisonette conversion within an attractive Victorian double-fronted building

Located on Albert Park in Montpelier, the highly specified maisonette is arranged over the ground and first floor of this beautiful building. With its own private entrance, you enter into a spacious entrance hallway with main reception rooms leading off from either side.

On the left-hand side of the hallway, a door leads through into an incredible open plan kitchen dining room which spans from the front to the back of the property. Filled with natural light due to its large dual aspect sash windows and three skylights which allows light to cascade down from the roof pitch, the entire space feels light and airy even on an overcast day.

The dining area has an exposed brick chimney breast and lime plastered walls offer plenty of rugged natural texture which contrasts with the clean and crisp white plastered ceilings and restored cornicing and rose.

Continue into the kitchen and the freestanding units look good against the splashbacks and open shelving. There's a stainless steel sink unit, an integrated electric oven with gas hob and there are spaces for freestanding appliances. A useful utility room just off the kitchen has a sink and worktop area. There is space for a washing machine and tumble dryer in here.

A glazed door at the end of the kitchen opens onto a decked area which has open views across to the colourful houses that decorate the hills of Montpelier. Being elevated from the properties behind and facing north-west, you get the best of the afternoon and evening sun. This outdoor space is low maintenance and also opens directly onto the living space making for very easy living.

On the other side of the entrance hallway is the living room which is dual aspect and opens onto the outdoor space. The room features sash windows, an original fireplace complete with log burner, ceiling cornice, built-in alcove media unit and shelving. Toward the back of the room the crisp white walls and engineered oak flooring contrast with the traditional



features for a modern slick finish.

Upstairs, a shower room is located off the half landing which features a smartly tiled cubicle, wall hung sink, back to the wall toilet and sash window allowing light in from the rear elevation.

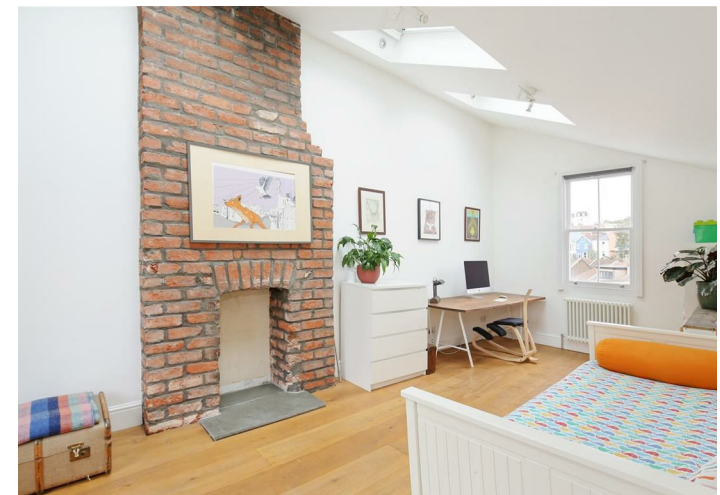
Continue up the stairs and the master bedroom suite features impressive vaulted ceilings, high-level storage cupboards, built-in wardrobes, sash window with shutters, painted floorboards and a stunning limewash finish over the exposed brick chimney breast. A door at the back of the bedroom reveals a spacious ensuite which has been kitted out with a roll-top bath, vintage vanity unit with inset washbasin, a traditional toilet, radiator, heated towel rail and white painted floorboards. A large sash window floods the room with light.

Across the hallway is a second double bedroom, with a dual aspect outlook, vaulted ceilings and three Velux windows. The room has an exposed brick fireplace which is the centrepiece of the room which contrasts beautifully with the white walls and engineered oak flooring. The entire space feels incredibly light and the elevated outlook from the rear elevation offers unobstructed views across the whole of Montpellier.

Back in the central hallway, a set of stairs takes you up to a quirky mezzanine level. The area would be perfect for a hideaway space and features a skylight above and structural glass panel below which gives light to the shower room off the lower landing.

This stunning maisonette is spacious and has been carefully designed to maximise the available space. The attention to detail throughout is second to none and the use of different materials on the interior and exterior makes this property stand out from the norm.

Excellent for getting into the city centre on foot and out of the city via the nearby major transport links, this property is convenient in its location yet is tucked away on a quiet street in Montpellier.




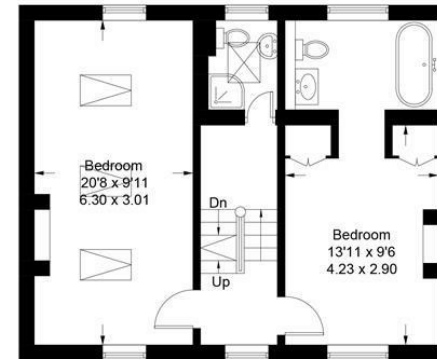


Albert Park Place

Approximate Gross Internal Area = 104.5 sq m / 1125 sq ft
Mezzanine = 4.1 sq m / 44 sq ft
Total = 108.6 sq m / 1169 sq ft



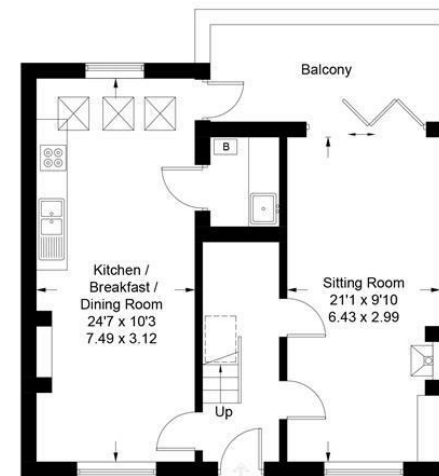
 = Reduced headroom below 1.5m / 5'0"



First Floor


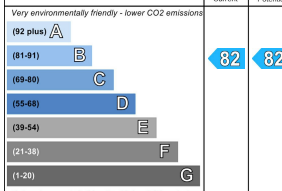


Mezzanine



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID685581)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
			
80	80	82	82
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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