



£425,000

37 Loft House, College Road, Bishopston, Bristol, BS7 9FG

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37 Loft House, College Road Bishopston, Bristol, BS7 9FG

A stunning circa 1192sqft three-bedroom apartment with two allocated parking spaces and communal gardens.

This unique home is set within the prestigious Grade II listed Loft House development. Formally an orphanage built between 1849-1870 and then a City of Bristol college building, the apartment retains high ceilings and large sash windows which offer a great contrast against the modern interior fittings. The development is situated on the borders of Ashley Down and Bishopston, close to the nearby local independent shops, cafés and restaurants along the Gloucester Road, the Gloucestershire County Cricket Ground, and the popular St Andrews Park. The property is also near to both Ashley Down and Brunel Field Primary Schools and enjoys direct transport links into the City Centre and the M32 and M4/M5.

The property has been sympathetically modernised and is presented to an exceptionally high standard throughout, contrasting between modern and original features which allow for a balance of elegant contemporary style whilst keeping its period charm.

The property is situated in a prime position on the top floor and internally comprises: a large kitchen/dining room/living area, three bedrooms, a bathroom, an en-suite to the principal bedroom and a utility cupboard housing plumbing for a washing machine.

The kitchen/dining room/living room measures an impressive 7.8m x 5.8m and features a double height ceiling, two large sash windows, engineered timber flooring and a modern fitted kitchen.

The contemporary kitchen by German manufacturer Leicht incorporates a stainless-steel sink and mixer tap, integrated appliances to include an induction

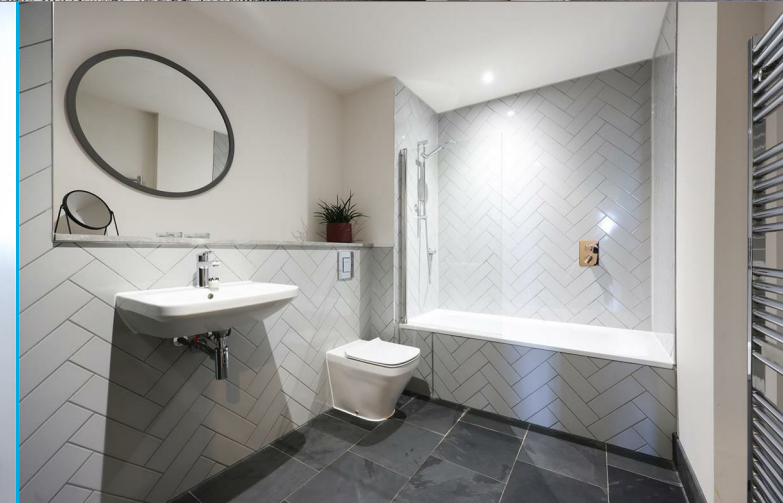


hob, multifunctional electric oven, dishwasher and a 70/30 fridge/freezer.

The principal bedroom has access to an en-suite shower room which comprises: a walk-in shower cubicle with a glazed shower screen, a back-to-wall w.c. with a chrome flush plate, a wall-hung wash hand basin and a heated towel.

The second bedroom measures 5.8m x 2.7m with a large sash window to the front of the building and a fitted wardrobe. Bedroom three is currently used as a home office, but could comfortably accommodate bedroom furniture. The bathroom comprises: a bath with a shower over, a glazed shower screen, a back-to-wall WC with a chrome flush plate, a wall-hung wash hand basin and a heated towel rail.

The property has two allocated parking spaces and shares a communal bike store and two communal gardens, which the property management company regularly maintains.





Flat 37, Loft House, College Road, Bishopston, Bristol, BS7 9FG Approximate Gross Internal Area = 110.81 sq m / 1192.74 sq ft



Second Floor

Illustration for identification purposes only, measurements and approximate, not to scale.

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 EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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