



Abi Clay Court, Magdalene Place, Bristol
£240,000

2 bedroom flat for sale | Leasehold **SSTC**

The Property-

Abi Clay Court is a well-presented, two-bedroom ground-floor flat that combines modern comfort with a touch of elegance. The spacious open-plan lounge, kitchen, and dining area are bathed in natural light streaming through large windows and patio doors. These doors open to a fully decked, low-maintenance courtyard, perfect for outdoor relaxation and entertaining. The kitchen is thoughtfully designed, featuring lino flooring, ample worktop space, a single bowl sink with a mixer tap, and a range of cupboards. It is equipped with an electric oven and hob with an extractor hood, as well as integrated appliances, including a fridge freezer and a washing machine. Both double bedrooms are located at the rear of the property, with double-glazed windows that ensure a quiet and serene environment. The master bedroom is particularly spacious, providing ample room for wardrobes and a home office setup. The bathroom is elegantly appointed with a bathtub and an overhead shower, a WC, fully tiled walls, a sink with modern taps, an extractor fan, a radiator, and lino flooring. Additional features of this flat include a storage cupboard in the hallway and an intercom system for added security and convenience. Abi Clay Court is an ideal home for those seeking a stylish, low-maintenance living space.

Location-

St Werburghs, Bristol, is a lovely area known for its red-brick terraced housing and Georgian and Victorian properties. It's a vibrant and diverse community with a small park, a good selection of pubs, numerous shops and even a city farm. St Werburghs has not one but two climbing centres, making it a great place to visit for adventure-seekers.

Located Northeast of the city centre, near Montpelier and Eastville, St Werburghs is easily accessible by bike, bus or train. The suburb is bordered by the M32, allotments and the railway embankments, and is close to Montpelier Train Station, making it an ideal location to explore Bristol and beyond.

Hopewell-

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Council Tax Band: A

Tenure: Leasehold (986 years)

Ground Rent: £100 per year

Service Charge: £387 per quarter

Entrance hall

Kitchen/Living/Dining

Bedroom 1

Bedroom 2

Bathroom

Courtyard



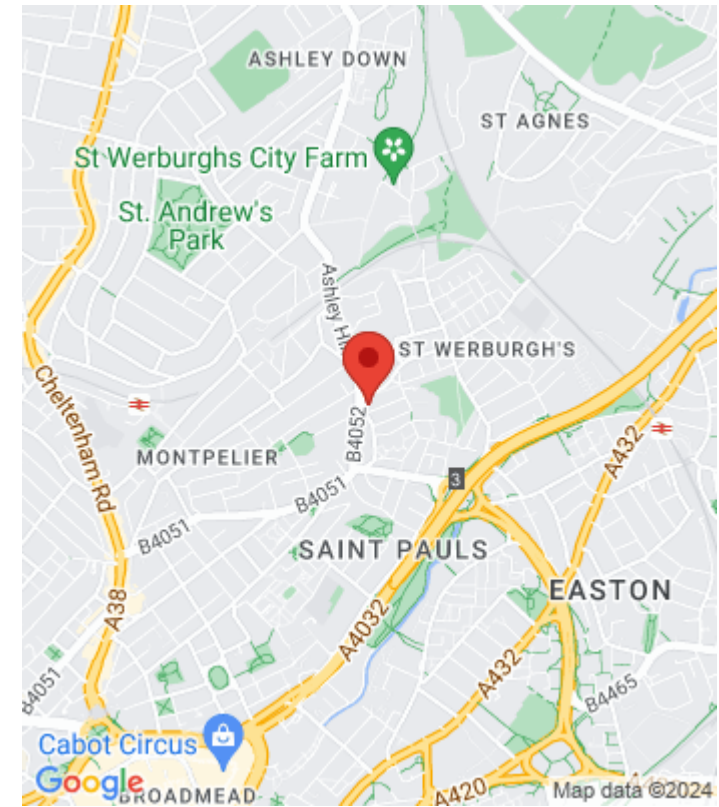
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 484 sq.ft. (45.0 sq.m.) approx.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100) A		
(81-91) B		
(69-80) C	80	80
(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	

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.



Viewing by appointment only
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