



Baldwin Street, Bristol
£210,000

1 bedroom apartment for sale | Leasehold

The Property-

This stylish one-bedroom apartment offers a bright, open-plan living area with black oak vinyl flooring, spot lighting, and contemporary shelving. The modern shower room features a walk-in shower, WC, large sink, and sleek storage, while the well-equipped kitchen includes integrated appliances and solid worktops. The west-facing living space and generously sized bedroom with floor-to-ceiling windows create a light, comfortable home. The building also benefits from secure indoor bike storage and an approved EWS1 certificate, with lift access to the fourth-floor apartment.

Location-

28 Baldwin Street is ideally positioned in a lively and well-connected area, offering the perfect balance of convenience and community. A short stroll brings you to local shops, cafes, and restaurants, while major transport links, including nearby bus routes and road access, make commuting straightforward. Families will appreciate the proximity to highly regarded schools, and several parks and green spaces nearby provide the perfect spot for leisure, exercise, or weekend relaxation. With a welcoming neighbourhood, a variety of amenities on your doorstep, and excellent connectivity to the city and beyond, this location offers a truly desirable lifestyle.

Council Tax Band: C (Bristol City Council)

Tenure: Leasehold (117 years)

Ground Rent: £217 per year

Service Charge: £1,377.2 per year

Kitchen/lounge

4.97m x 3.65m (16'4 x 12'0)

Bedroom 1

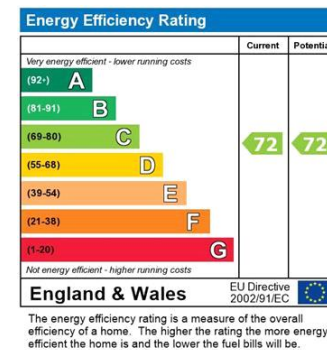
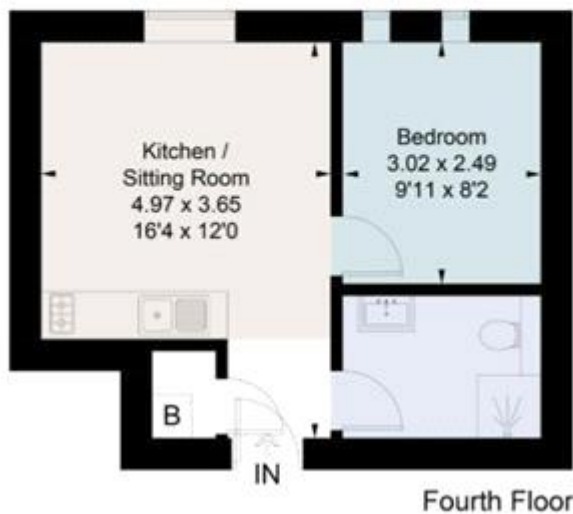
3.02m x 2.49m (9'11 x 8'2)

Bathroom



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.

Approximate Area = 30.3 sq m / 326 sq ft
 Including Limited Use Area (0.6 sq m / 6 sq ft)
 For identification only. Not to scale.
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Viewing by appointment only
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