



A stylish first home or investment with parking in a beautifully restored historical building.

**Guild Heritage House, Braggs Lane, Bristol, BS2**

£245,000 Leasehold (247 years remaining)

savills



Open plan living / dining room • Modern kitchen • Principal bedroom • Family shower room • Utility cupboard • Off street parking for one car • Secure bike storage • Offered with no onward chain

#### About this property

Flat 11 Guild Heritage House is a modern and spacious, open-plan first home or investment in one of Bristol's most exciting neighbourhoods.

The first floor apartment is located behind a secure gated entrance and via a bright and well maintained communal entrance hall. The entrance to the apartment offers an intercom system and space for coats and boots. There is Moduleo luxury timber effect flooring throughout the apartment. The WC and shower room is located immediately on the left and offers a large walk-in shower with two shower heads and grey contemporary ceramic wall tiles, sink, wall mirror, WC, towel radiator and spot lighting.

The open plan kitchen / living room is off the hall to the right and provides ample space for cooking, dining, working, hosting and relaxing. There is an original cast-iron feature fireplace with timber mantelpiece. Large windows with secondary glazing (and bespoke curtains available by negotiation) offer lovely views over St Jude's church and allow in an abundance of natural light.

The Howdens kitchen offers matt slate grey kitchen units and integrated appliances including dishwasher, fridge freezer, oven / grill and four ring ceramic hob with extractor fan. There is also an integrated stainless steel sink,

solid worktops, shelving, spot lighting and ample cupboard and drawer units. A large storage cupboard houses the utilities, Nuair ventilation system and hot water cylinder. There is fibre optic broadband connected to the property.

The bedroom is located at the end of the hall and is of an excellent size with large windows with secondary glazing (and bespoke curtains available by negotiation) overlooking the church and providing plenty of light. There is ample space for a large double bed as well as a range of drawer and wardrobe units. The room also benefits from an original cast iron feature fire place with timber mantelpiece.

There is secure off-street parking for one car behind a gated entrance with CCTV as well as bicycle storage.

#### Tenure

Leasehold(247 years remaining)

#### Local Authority

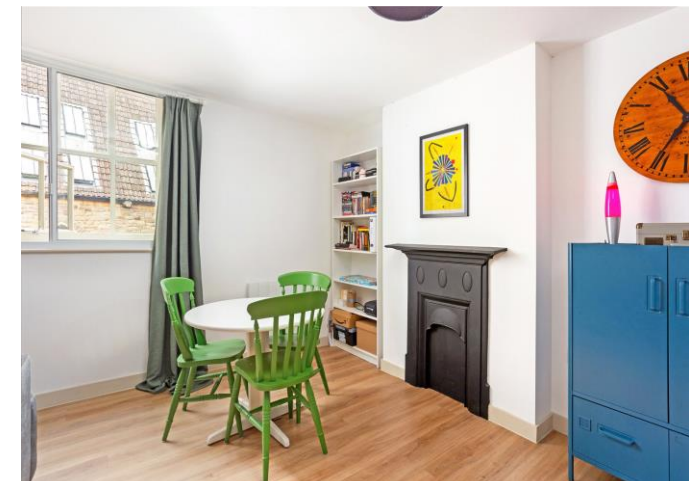
Bristol City Council,

#### Energy Performance

EPC Rating = B

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office.  
Telephone: +44 (0) 117 933 5800.



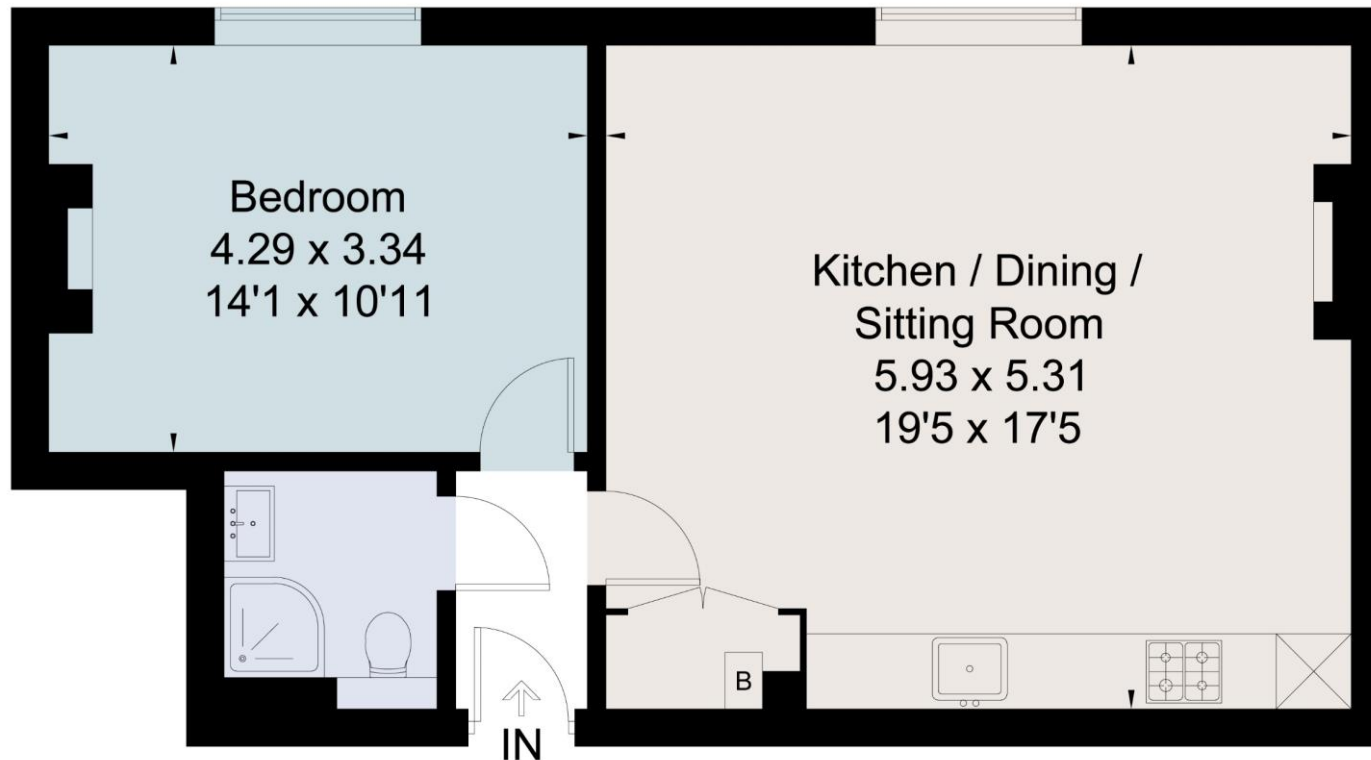




### Local Information

Bristol is regularly voted as one of the best places to live in The Times polls and it is easy to see why. An energetic city with culture and heritage in abundance, Guild Heritage House sits at the heart of vibrant Old Market, one of the city's most exciting up and coming areas. Built over a century ago, Guild Heritage House was designed by Sir Frank Wills, the same pioneering architect behind the City Museum and Art Gallery. Built in 1913, this historical building has been beautifully restored into a stylish collection of apartments, all within easy reach of Temple Meads, The Harbourside and the central Bristol's dining and shopping quarters. The location is also very close to the M32 linking to the M4 and M5 for both business and more rural pursuits.

Approximate Area = 53.2 sq m / 571 sq ft  
Including Limited Use Area (0.8 sq m / 9 sq ft)  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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