



A bright and spacious first home or investment in an iconic Grade II listed city centre building.

Corn Street, Bristol, BS1

£245,000 Leasehold (980 years remaining)

savills

Spacious sitting/dining room with bay • Modern kitchen • Large bedroom with desk space • Engineered oak flooring • Bathroom • Prime city centre location • Secure bike storage • Lift access

About this property

Flat 6, 44 Corn Street is a superbly presented second floor apartment in one of Bristol's most iconic Grade II listed buildings a short walk from the popular St Nicholas Market and all the amenities that Corn Street and Bristol city centre have to offer.

The Edwardian Baroque building, formerly a barristers' chambers, has a beautiful ornate façade adorned with a stunning copper dome designed by Mr Edward Gabriel in 1904. Internally there is a unique and grand curved communal staircase to all levels with tiled walls as well as a central lift. The flat itself offers a bright and spacious living accommodation with high ceilings, cornicing and large windows allowing in plenty of natural light.

The entrance hall is carpeted with intercom and the bathroom is immediately on the left offering a bath with shower over, tiled flooring, wall tiling, WC, Armitage Shanks sink, wall mirror, wall cabinet and towel rail.

Two steps lead down to a hall with engineered oak flooring and coat rack. The kitchen is off

the hall to the left and offers integrated appliances with built-in Bosch oven and four ring ceramic hob, Bosch fridge freezer, electric boiler, black granite worktops with integrated sink unit, washer dryer and ample cupboard and drawer space.

The bedroom, at the end of the hall on the left, is of an excellent size with engineered oak flooring throughout, high ceilings with cornicing and plenty of space for a desk. There are also large windows (with bespoke curtains) looking over Corn street and allowing in an abundance of light.

The sitting / dining room is at the end of the hall and is large and light with high ceilings, cornicing, engineered oak flooring and fantastic, large windows (with bespoke curtains) in the bay welcoming in floods of light. There is also a charming window seat for looking out and watching the world go by.

The property can be available part furnished and there is secure bicycle storage in the building.





Local Information

44 Corn Street could not be more centrally located to take advantage of all Bristol has to offer. The BS1 location gives the development the best of both worlds: heritage and unique pockets of Bristol to meander through such as St Nicholas Market (awarded Britain's Best Large Indoor Market 2016 at the National Markets Association Awards), modern shopping centres such as Cabot Circus and an abundance of restaurants close by, whilst also being in close proximity to Bristol Temple Meads train station and the M32 linking to the M4 and M5 for both business and more rural countryside pursuits.

Tenure

Leasehold (980 years remaining)

Local Authority

Bristol City Council

Energy Performance

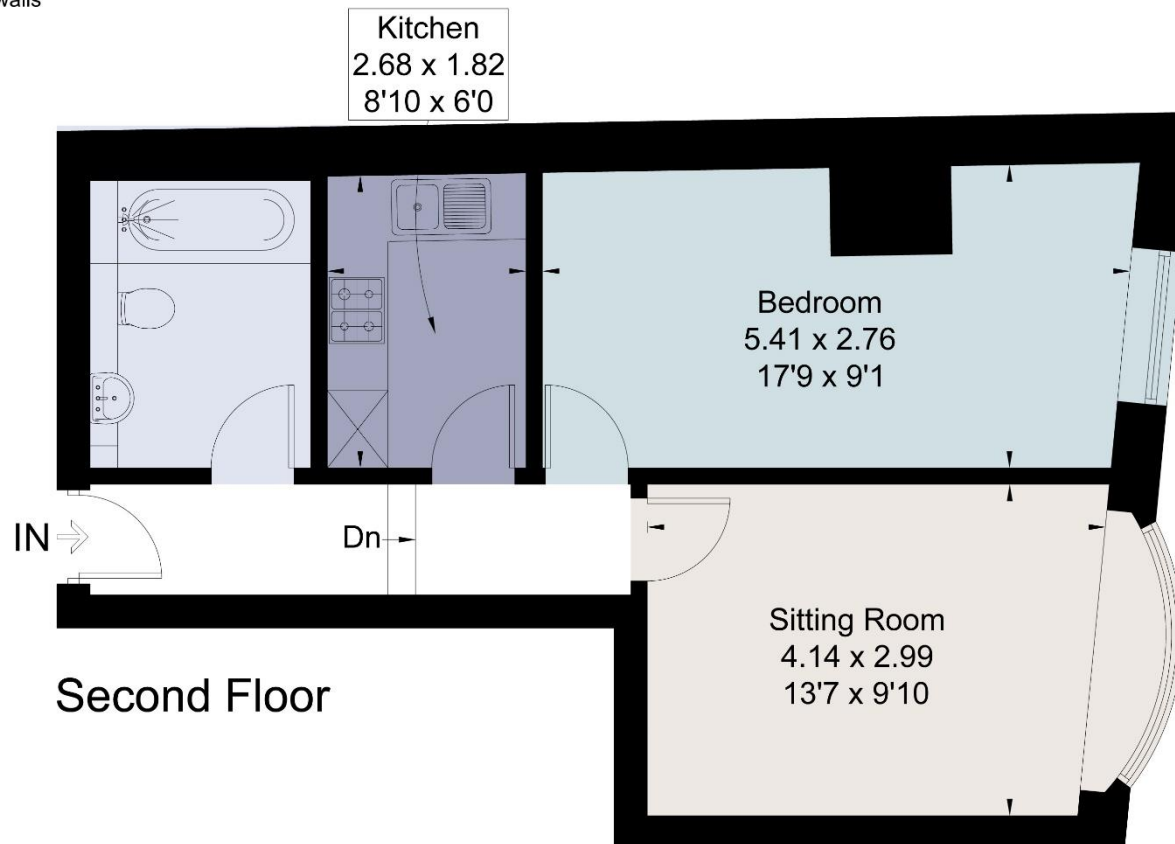
EPC Rating = D

Viewing

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	56	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Approximate Area = 45.1 sq m / 485 sq ft
Including Limited Use Area (1.3 sq m / 14 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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