



Station Road, Shirehampton, Bristol BS11
OIRO £200,000

Purpose-built third-floor flat | Leasehold

Standing on the site of the 1930s-built Savoy cinema, which was later turned into a bingo hall, this early 2000's purpose-built block of 38 flats is just around the corner from all the shops and amenities of Shirehampton High Street. This flat is situated on the top (third) floor and has access by lift or stairs. Inside it includes a very spacious lounge/kitchen, a double bedroom with built-in storage, and a useful study that can double as a second bedroom (although, please note, it only has a skylight window). Outside, a gated parking area to the rear of the building includes a space reserved for the flat.

Council Tax Band: Band B (£2110.64 per annum 2026/27) (Bristol City Council)
Tenure: Leasehold (976 years)
Parking options: Off Street
Electricity supply: Mains
Heating: Electric
Water supply: Mains
Sewerage: Mains
Accessibility measures: Lift access

THIRD FLOOR:

Hall

w: 8' x l: 5' 10" (w: 2.44m x l: 1.78m)
Front door with spyhole; built-in airing cupboard housing Heatrae Sadia Megaflo hot water system; phone pt; electric night storage heater.

Living Room

w: 12' 2" x l: 20' 3" (w: 3.71m x l: 6.17m)
Double-glazed corner windows to front; range of fitted base and wall units, in light oak finish, with rolled-edge granite-effect worktops, tiled splashbacks and counter lights; inset single-bowl single-drainer stainless steel sink and mixer tap; built-in Zanussi electric oven and 4-ring electric hob, with fitted stainless steel chimney hood above; built-in Beko fridge/freezer; built-in Candy washing machine; electric night storage heater.

Bedroom One

w: 11' 3" x l: 14' 2" (w: 3.43m x l: 4.32m)
Double-glazed window to front; wide fitted wardrobes with twin double doors, and high-level storage cupboards above; small door into eaves storage; electric radiator.

Study

w: 7' 11" x l: 6' 7" (w: 2.41m x l: 2.01m)
Doubling as Bedroom Two although with double-glazed Velux skylight.

Bathroom

w: 7' 3" x l: 5' 7" (w: 2.21m x l: 1.7m)
White suite of w.c., pedestal wash basin and panelled bath, with glazed screen, mixer tap and shower over; tiled surround; wall mirror with lights.

LOCATION:

Just a short stroll to Shirehampton High Street, with its array of shops and eateries, and directly opposite a primary school. For those needing to go further afield, there is relatively easy access into Bristol (by car, bus or train), or out of the city altogether via the M5 motorway.

EXTERNAL:

Communal Garden

Small garden to the front.

Parking

An allocated space in a gated parking area to the rear of the building.

GENERAL:

Tenure

Leasehold (unexpired portion of 999-year lease dated 2003).

Service Charge

We are awaiting confirmation of this information from the vendors, but we suggest you budget for somewhere in the region of £1800 per annum, which sum includes payments for buildings insurance, the lift, general repairs and maintenance including external window cleaning.

Council Tax Band

Band B (£2110.64 per annum 2026/27).

IMPORTANT:

These particulars do not constitute nor form part of any offer of contract, nor may they be regarded as representative. Measurements are approximate. No services, appliances or fittings described in these particulars have in any way been tested by Haighs and it is therefore recommended that any prospective buyer satisfies themselves as to their operating efficiency before proceeding with a purchase. Photographs are used only to give an impression of the general size and style of the property, and it should not be assumed that any items shown within these pictures (internal or external) are to be included in the sale. Prospective purchasers should satisfy themselves of the accuracy of any statements included within these particulars by inspection of the property. Anyone wishing to know specific information about the property is advised to contact Haighs prior to visiting the property, especially if in doing so long distances are to be travelled or inconvenience experienced.

INTERESTED?

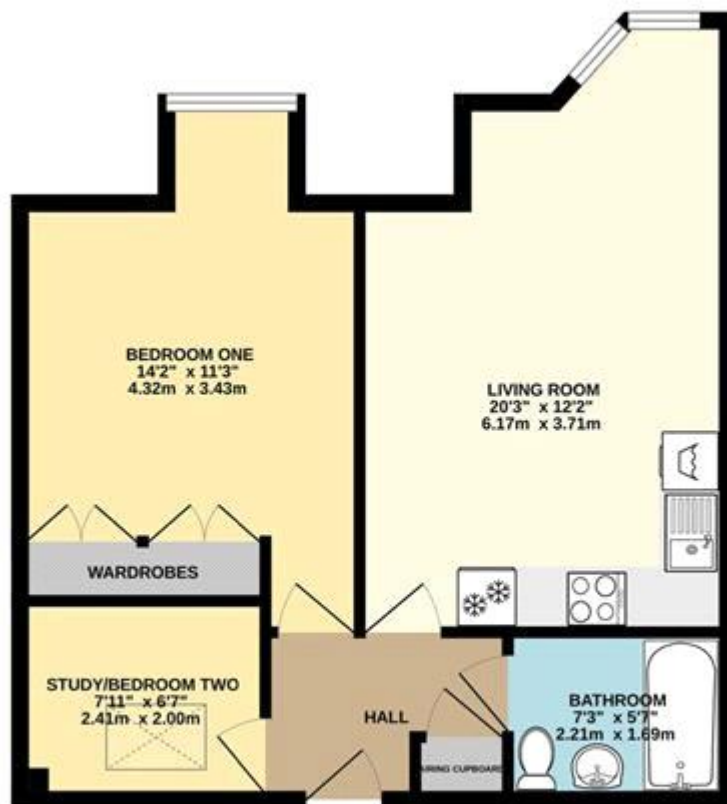
If you would like to submit an offer to purchase this property, subject to contract, please contact Haighs. In order for us to process your offer and to give our clients our best advice, we will require evidence of how you intend to fund your proposed purchase, and we may ask you to discuss, without initial cost or obligation, your proposal with an Independent Financial Adviser of our choosing for further verification. Should your offer prove to be acceptable, subject to contract, we will need to see identification documentation in line with Money Laundering Regulations.



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.

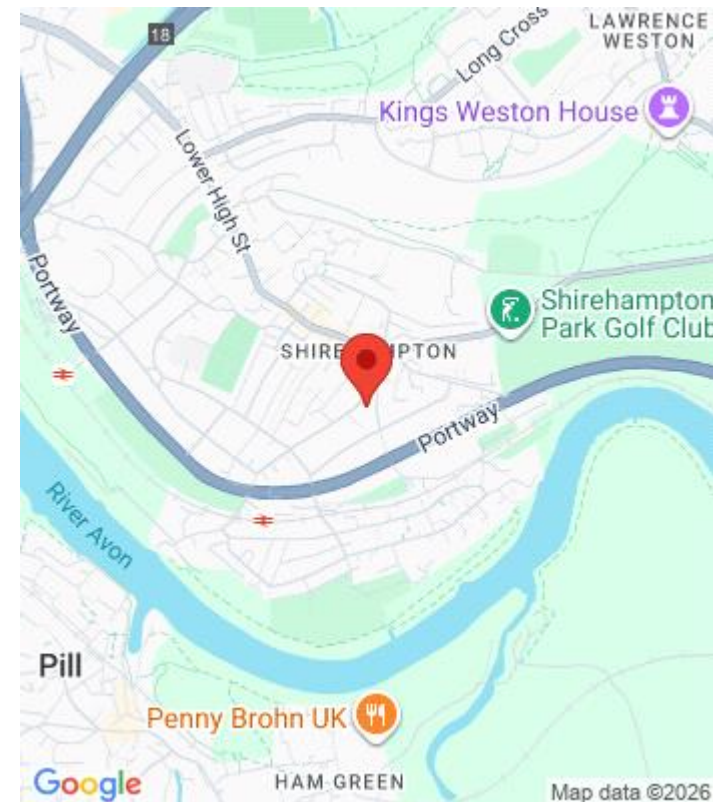


THIRD FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA: 517 sq.ft. (48.0 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		75
(55-68) D		
(39-54) E	46	
(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.