

HUNTERS®

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Broad Street

Staple Hill, Bristol, BS16 5LU

£320,000



Council Tax: B



Old Police Station Broad Street

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£320,000



DESCRIPTION

A rare and unique opportunity to purchase a stunning, architecturally significant three-bedroom top-floor apartment housed within the sympathetically converted Old Police Station on Broad Street. Originally serving as a prominent local landmark and a historic base for the Avon and Somerset Constabulary, this imposing building was masterfully transformed by premier developers Griffon Homes into a collection of just five luxury residences in 2017. Combining robust period character with sleek, high-specification contemporary aesthetics, this penthouse offers a fantastic amount of split level living space.

Benefiting from entering the apartment via it's own private entrance, which is directly next to the two allocated parking spaces. The open hallway welcomes you in with a large amount of storage underneath the staircase. The stairs lead up to a beautiful sash window on the landing, with another built in storage cupboard and a bespoke book shelf and access to bedroom 3/office to the left. Further steps take you up to the main floor with a double bedroom to the left, giving Jack and Jill access into the main bathroom. The spacious open plan lounge/kitchen is the true heart of the home with three windows giving a bright and airy feel. The premium kitchen is seamlessly integrated, boasting a sleek range of contemporary wall and base units, solid quartz worktops, and a comprehensive suite of integrated appliances (including a stainless steel oven, induction hob, fridge-freezer, and dishwasher. The master bedroom has the best view from the apartment overlooking Page Park to the front and, also benefitting from an en-suite shower room.

Staple Hill is a sought after location within South Gloucestershire and provides direct access onto The Bristol & Bath Cycle Path and is just 4 miles from Bristol city centre.

A popular location offering convenient access for the local amenities of Staple Hill high street, including a great selection of shops, restaurants, bars and cafes whilst being positioned opposite the ever popular Page Park which offers an extensive range of leisure facilities and a cafe on-site.

ENTRANCE

Private entrance from rear of building via a composite door leading through to hallway.

HALLWAY

Engineered oak floor, large under stair storage cupboard, electric radiator, turning staircase rising to first floor with double glazed window to rear.

FIRST FLOOR LANDING

Double glazed window to side, spindled balustrade with oak handrail, double door access to storage cupboard, bespoke fitted bookcase with matching cupboard unit, door leading to bedroom three., stairs rising to second floor landing.

BEDROOM THREE/STUDY

12'0" x 5'10" (3.66m x 1.78m)

Two UPVC double glazed windows to side, picture rail shelving, electric radiator.

SECOND FLOOR LANDING

Loft hatch (loft partly boarded), electric radiator, built in airing/utility cupboard housing hot water tank and space for washing machine, doors leading through to: living room/kitchen. bathroom , bedrooms one and two,

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LIVING ROOM/KITCHEN

21'11" x 13'1" (6.68m x 3.99m)

Three double glaze windows to rear, engineered oak flooring, range of contemporary fitted wall and base units with Quartz work tops and integrated appliances to include a Neff stainless steel oven and matching microwave, built-in Neff induction hob with Neff extractor fan hood, integrated dishwasher and fridge freezer, glass cooker splash back, under unit lighting, LED downlighters, under unit lighting, electric radiator,

MASTER BEDROOM

12'1" x 12'1" (3.68m x 3.68m)

Three sash windows to front with views overlooking Page Park, electric radiator, door to en-suite.

EN-SUITE

Double glazed window to side, large walk in shower enclosure with glass sliding door entry and housing a mains controlled shower system, 2 drawer vanity unit, wall hung WC, chrome heated towel radiator, tiled floor, part tiled walls, LED downlighters, extractor fan.

BEDROOM TWO

12'1" x 10'1" (3.68m x 3.07m)

Double glazed window to side, electric radiator, door to bathroom.

BATHROOM

7'1" x 6'1" (2.16m x 1.85m)

Jack and Jill access from landing and bedroom two, full height sash double glazed window to side, suite comprising: panelled bath with glass shower screen, mains controlled mixer shower over, 2 drawer vanity unit, close coupled WC, tiled floor, part tiled walls, LED downlighters, extractor fan.

OUTSIDE:

PARKING

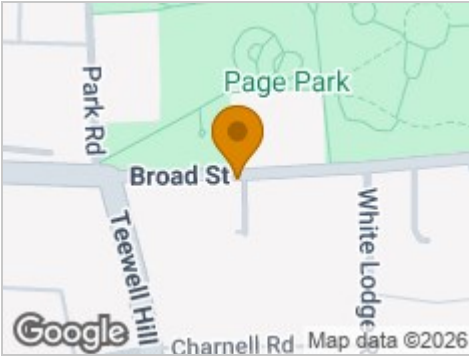
Private courtyard area to entrance to property providing space for 2 cars.

COMMUNAL FRONT GARDEN

Well kept communal lawn garden to front with paved pathways, enclose by boundary wall and railings.



Road Map



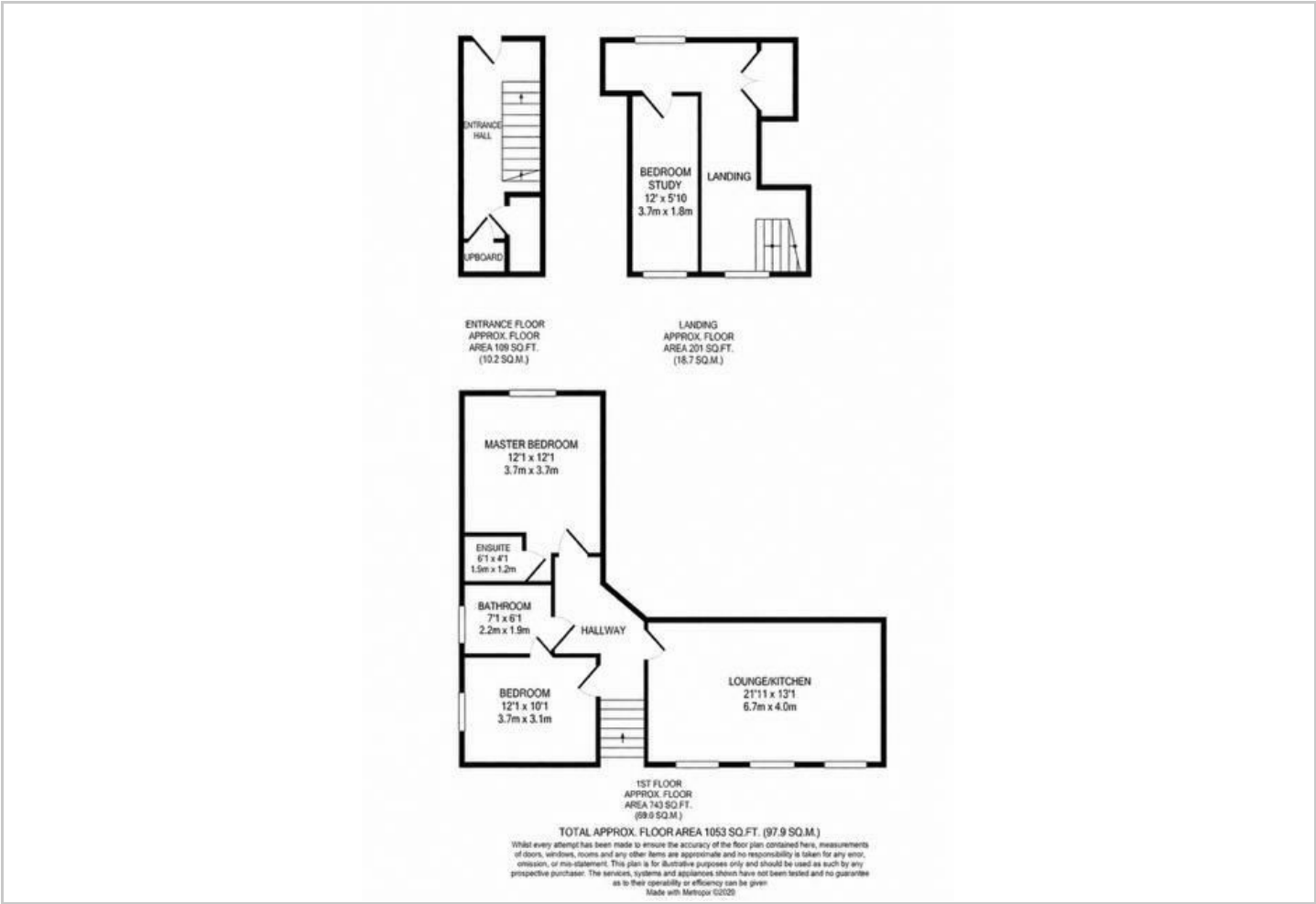
Hybrid Map



Terrain Map



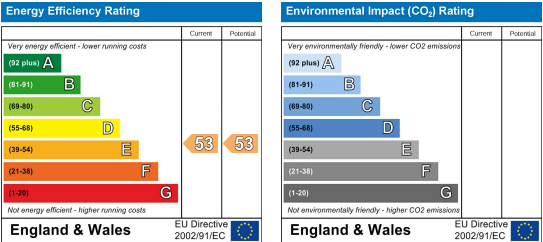
Floor Plan



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.