



## 52 Langton Court Road, Bristol, BS4 4EQ

**£260,000**

Built by Quakers as an adult school, dating back to circa 1910 then sympathetically converted in the late 1990's, this is a rare opportunity to acquire a first-floor, two-bedroom apartment with a loft room.

Retaining an abundance of character and charm, the apartment is accessed via a shared entrance with the ground floor flat. A private lobby area with ample storage and turned staircase leads to a spacious landing, with two bedrooms and a modern bathroom off. The living area is of an open plan design with ample space for living, cooking and dining, the numerous skylights give plenty of light and the high ceilings add to the overall feeling of space. A paddle staircase leads up to a useful loft area with additional eaves storage.

The property is perfectly located with plenty of green spaces nearby. Langton Park, St Annes Woods and Nightingale valley are within a short walk, along with many nearby amenities and shops from Sandy Park to Church Road and Temple Meads, all within approx. 30 minute walk. The lovely Langton Pub is a wonderful community hub for the area also. Transport links add to the desirability of the area too, with excellent transport links providing frequent bus services to Temple Meads train station and Bristol city centre. This wonderful home has so much to offer, making an internal viewing essential.

## Communal Entrance

### Entrance Lobby

7'3 x 6'11 (2.21m x 2.11m)

### Landing



### Open Plan Living

21'3 x 18'7 (6.48m x 5.66m)



### Master Bedroom

14'10 x 11' (4.52m x 3.35m)



### Bedroom Two

10'8 6'8 (3.25m x 2.03m)



## Bathroom

6'11 x 6'6 (2.11m x 1.98m)



## Loft Room

20'0" x 11'1" (restricted head height) (6.10m x 3.38m (restricted head height))



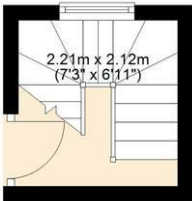
## Front Elevation



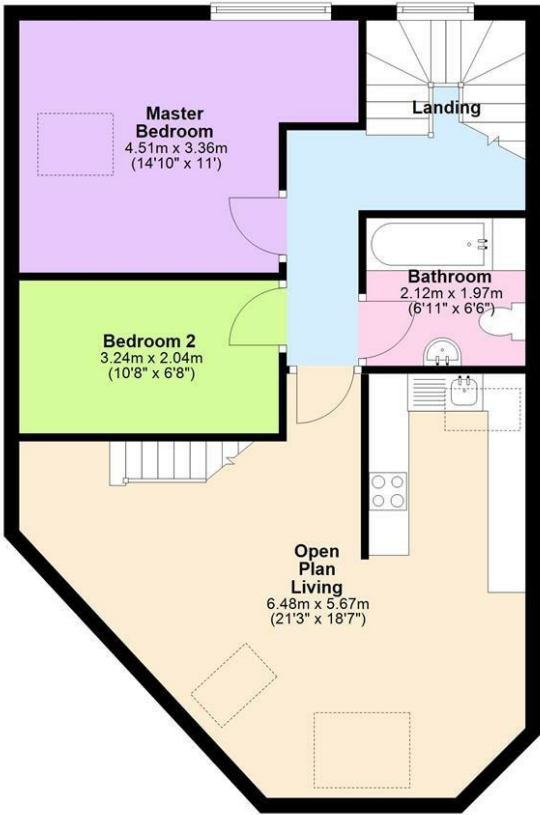


Floor Plan

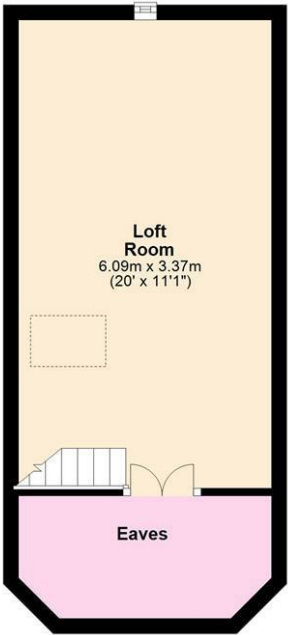
**Ground Floor**  
Approx. 4.7 sq. metres (50.4 sq. feet)



**First Floor**  
Approx. 62.8 sq. metres (675.7 sq. feet)

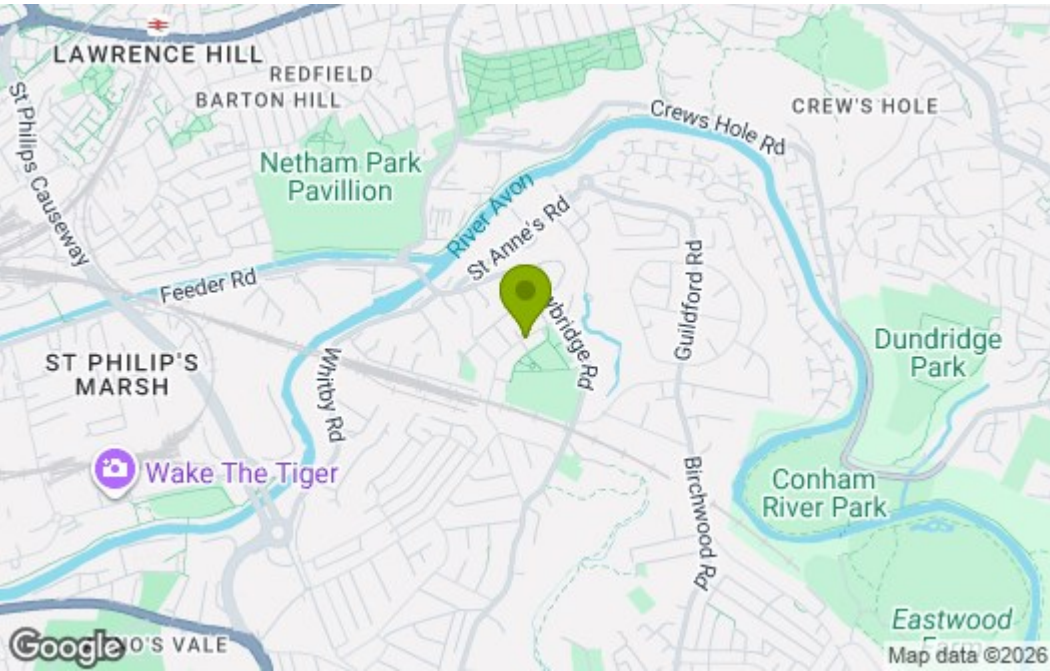


**Second Floor**  
Approx. 26.0 sq. metres (280.4 sq. feet)

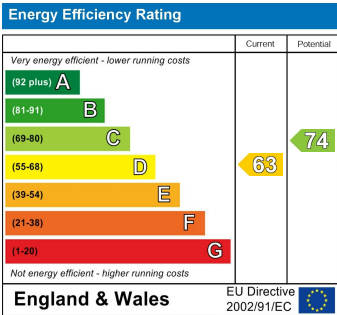


Total area: approx. 93.5 sq. metres (1006.5 sq. feet)  
**First Floor Flat , 52 Langton Road, Bristol**

Area Map



Energy Efficiency Graph



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