



SARAH CLARK
PROPERTY CONSULTANTS

FLAT 53, LAWFORD MEWS, 28 |
WATERLOO ROAD, BRISTOL, BS2 0PN

A superb opportunity to acquire this bright and spacious two-bedroom apartment, ideally located in the Lawford Mews development in Old Market, Bristol. Offering contemporary open-plan living, city views, balconies and a dedicated parking space, this property is perfect for professionals, first-time buyers, or investors seeking stylish city-centre living.

Accommodation includes:

Open-Plan Living/Dining/Kitchen Area:

The heart of the home is a spacious and light-filled living area, designed with modern lifestyles in mind. Patio doors open onto a private balcony with views across Bristol's cityscape — an ideal spot for enjoying your morning coffee or unwinding after work.

The lounge comfortably accommodates seating and dining areas, creating a versatile space for relaxing and entertaining.

Kitchen:

The well-appointed kitchen is neatly integrated into the open-plan space and comes fitted with an electric oven and hob, fridge/freezer, washing machine and range of wall and base units providing storage.

Master Bedroom with En-Suite & Small Balcony:

A generous double bedroom with soft neutral carpeting, with direct access to a Juliet style balcony — perfect for enjoying some fresh air while taking in the views. The room benefits from a modern en-suite shower room, featuring a bath with shower over, basin and wc.

Second Double Bedroom:

A well-proportioned second double bedroom is neutrally decorated and ideal as a guest room or home office.

Located in the heart of Bristol's Old Market, Lawford Mews offers residents the perfect balance of city living with a vibrant local community feel. The area boasts a range of independent shops, cafes, pubs, and bars, while still being just a short stroll from Cabot Circus, Broadmead shopping district, and Bristol Temple Meads station.

Leasehold - 107 years remaining

Service Charge - £1800 pa

Ground Rent - £100 pa

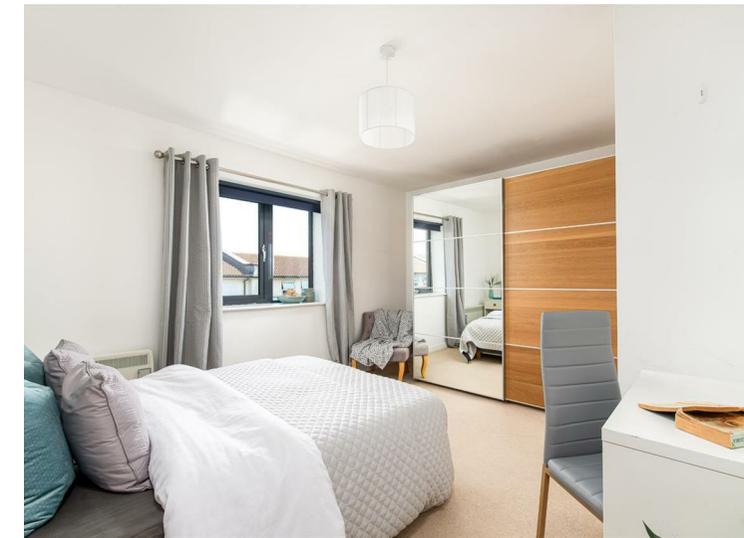
EPC - D

Council Tax - B



Features

- No Onward Chain
- Two Double Bedrooms
- Master Bedroom with En-suite
- Open Plan Living Space
- Two Balconies
- Dedicated Parking Space
- Close to Temple Meads and Cabot Circus





Lounge/Kitchen/Dining Room

13'8" x 25'11" (4.18 x 7.90)

Open-Plan Lounge, Dining & Kitchen Area with Small Balcony & City Views:

A bright and welcoming living space featuring patio doors to a small private balcony offering pleasant views across Bristol. The open-plan layout makes it ideal for both relaxing and entertaining.

Well-Equipped Modern Kitchen:

The kitchen area is fitted with an electric hob and oven, integrated fridge and freezer, washing machine, and a range of wall and base units providing storage.

Master Bedroom

10'3" x 15'4" (3.13 x 4.68)

A generous master bedroom with a modern en-suite bathroom, and direct access to a small Juliet style balcony — ideal for enjoying the view and taking in some fresh air.

En-suite to Master Bedroom

This generously sized bathroom has a bath with shower over, wc and basin.

Bedroom Two

11'2" x 13'7" (3.41 x 4.15)

A versatile second double bedroom, well-proportioned and perfect as a guest room, home office, or additional storage space.

Family Bathroom

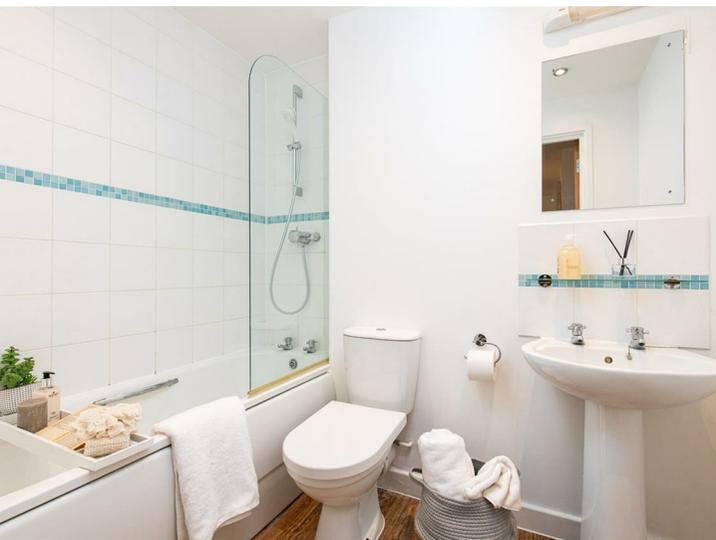
A separate, modern bathroom featuring a bath with shower over, washbasin, and WC — ideal for guests and everyday use.

Hallway

Entrance Hallway with wood-effect flooring, neutral décor, and doors leading to all principal rooms. The hallway offers a useful storage cupboard housing the hot water cylinder, and is ideal for coats, shoes, or household essentials.

Outside

Dedicated Parking Space within the secure complex.

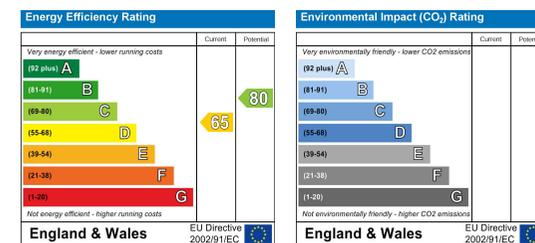


TENURE LEASEHOLD



Total Area: 80.0 m² ... 862 ft² (excluding balcony)

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.