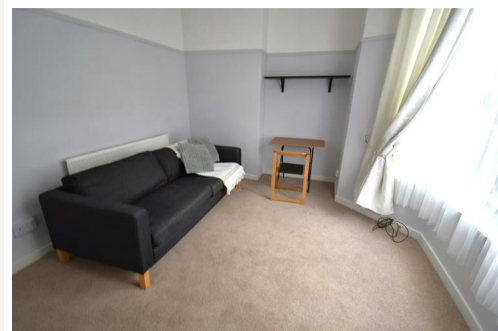




GOODMAN
& LILLEY



23B WELLINGTON AVENUE, BRISTOL BS6 5HP

LOCATION

Located within walking distance to Picton Street, Stokes Croft and Cheltenham Road, each with a variety of eateries, bars and shops; access into the city centre is easy with bus routes, road links and Montpelier Train Station all situated nearby.

ACCOMMODATION

Please see the floorplan for room measurements and the property layout.

ENTRANCE

The apartment is accessed through a communal front door with bells, to the communal hallway.

HALLWAY

With recessed storage and doors to all rooms.

SITTING / DINING ROOM

A good sized living area located at the front of the building with double glazed bay window and radiator.

KITCHEN

Modern kitchen with a fitted sink, cooker point, recess and space for a fridge / freezer, wall mounted gas boiler ample storage and double glazed sash window to the rear.

BEDROOM

A generous double bedroom with radiator and double glazed sash window to the rear.

BATHROOM

Fitted with a modern white suite comprising bath with shower fitted over, wash basin and low level WC.

FURTHER INFORMATION

Leasehold - 999 year lease from 2009

Management Fee - £60 per month

Council Tax Band A



GOODMAN & LILLEY BRANCH NETWORK

HENLEAZE

156 Henleaze Road
Henleaze
BS9 4NB
0117 213 0777
henleaze@goodmanlilly.co.uk

PORTISHEAD

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CLEVEDON

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SHIREHAMPTON

9 High Street
Shirehampton
BS11 0DT
0117 213 0333
shire@goodmanlilly.co.uk

LETTINGS

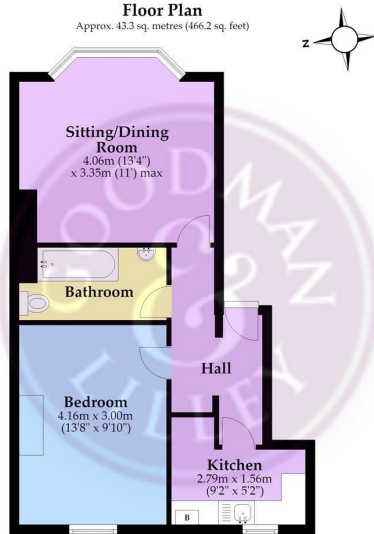
01275 299010
lettings@goodmanlilly.co.uk

LAND & NEW HOMES

0117 213 0151
LNH@goodmanlilly.co.uk

Floor Plan

Approx. 43.3 sq. metres (466.2 sq. feet)



Total area: approx. 43.3 sq. metres (466.2 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.



- Superb ground floor apartment
- Located in the heart of Montpelier
- Call today
- One double bedroom
- Great Bristol City centre access
- No onward chain

Opening hours vary slightly in each office
Mon to Fri 9am–6pm Sat 9am–4pm

