

estate agents **auctioneers**



Flat 73, Hamilton Court Montague Street, Bristol, BS2 8NZ

£245,000

Hollis Morgan - A modern 2 double bedroom apartment presented in immaculate order. Private Parking

- Modern apartment
- Open plan living accommodation
- Juliet balcony
- Three piece bathroom suite
- Ideal investor/first time buyer
- Parking
- No onward chain

Description

73 Hamilton Court is located on the 4th floor of a popular purpose built development which is just a short stroll away from Cabot Circus, Internally the property has been well maintained and is offered in good decorative order with a modern finish instilled throughout.

The accommodation comprises hallway with storage cupboard, open plan living area with Juliet balcony, fully fitted kitchen with matching wall and base units and integrated appliances, 2 spacious double bedroom, with ample storage space and tiled three piece bathroom.

The flat also benefits from allocated parking.

Location

Montague Street is located a stone's throw away from Bristol's best shops, cafes, bars, restaurants and nightlife. With Cabot Circus, the city's largest, most exciting retail development housing over 120 new stores within a short walk, and the excellent transport links of the M32, M4 and M5 and Bristol Temple Meads railway station on your doorstep.

Kitchen/living space

22'11" x 11'1" (7.00 x 3.40)

Double glazed French doors, dishwasher, washing machine, large fridge freezer, radiator and partition folding wall with second bedroom.

Bedroom 1

14'8" x 9'8" (4.48 x 2.97)

Built in wardrobe, radiator and double glazed window

Bedroom 2

14'8" x 7'6" (4.48 x 2.30)

Radiator and double glazed window

Bathroom

Shower over bath, w/c, basin and heated towel rail

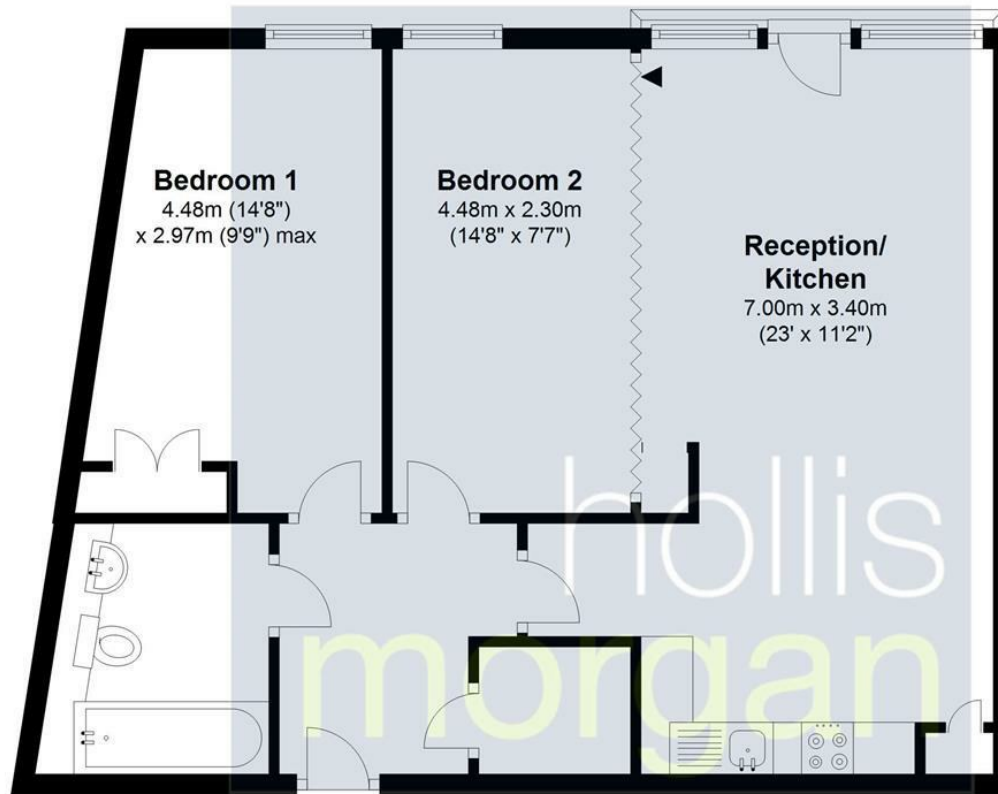
Rental information

Tenure/Management information

Management fees: £157/pcm



Approx. 61.0 sq. metres (656.5 sq. feet)



Total area: approx. 61.0 sq. metres (656.5 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.

Floorplan Produced by Westcountry EPC
Plan produced using PlanUp.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	75 77	71	72
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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