

estate agents **auctioneers**

**hollis
morgan**



Flat 3, Henderson House Dove Street South, Kingsdown, Bristol, BS2 8JA
£250,000

A well presented and modern two double bedroom apartment with no chain.

- Purpose built apartment
- Moments from Gloucester Road
- Close proximity to the city centre
- Bright and Spacious
- Modern kitchen & bathroom
- No onwards chain
- First floor apartment
- High energy rating (EPC - B)

The Property

Located on the first floor of this modern purpose-built block, the property boasts a spacious living area with large windows that flood the room with natural light. Just off the living area, there is a separate kitchen featuring soft wooden tones and 'marble effect' laminate worktops. The kitchen includes an oven, hob, space for a washing machine, and a free-standing fridge/freezer.

On the opposite side of the property, you'll find two sizeable bedrooms and a well-appointed three-piece bathroom adjacent. Additional features of the property include a large storage cupboard, ideal for utilities such as a tumble dryer.

Location

The property occupies a prominent position within the popular suburb of Stokes Croft. An array of amenities and services are all within close proximity including independent retailers, convenience stores, pubs, bars, cafes and restaurants. Bristol City Centre, The University of Bristol and Bristol Royal Infirmary are all within walking distance of the property.

Further Information

Leasehold Info - 999 years

Ground rent: none

Service charges: circa £583 pa.

Please Note

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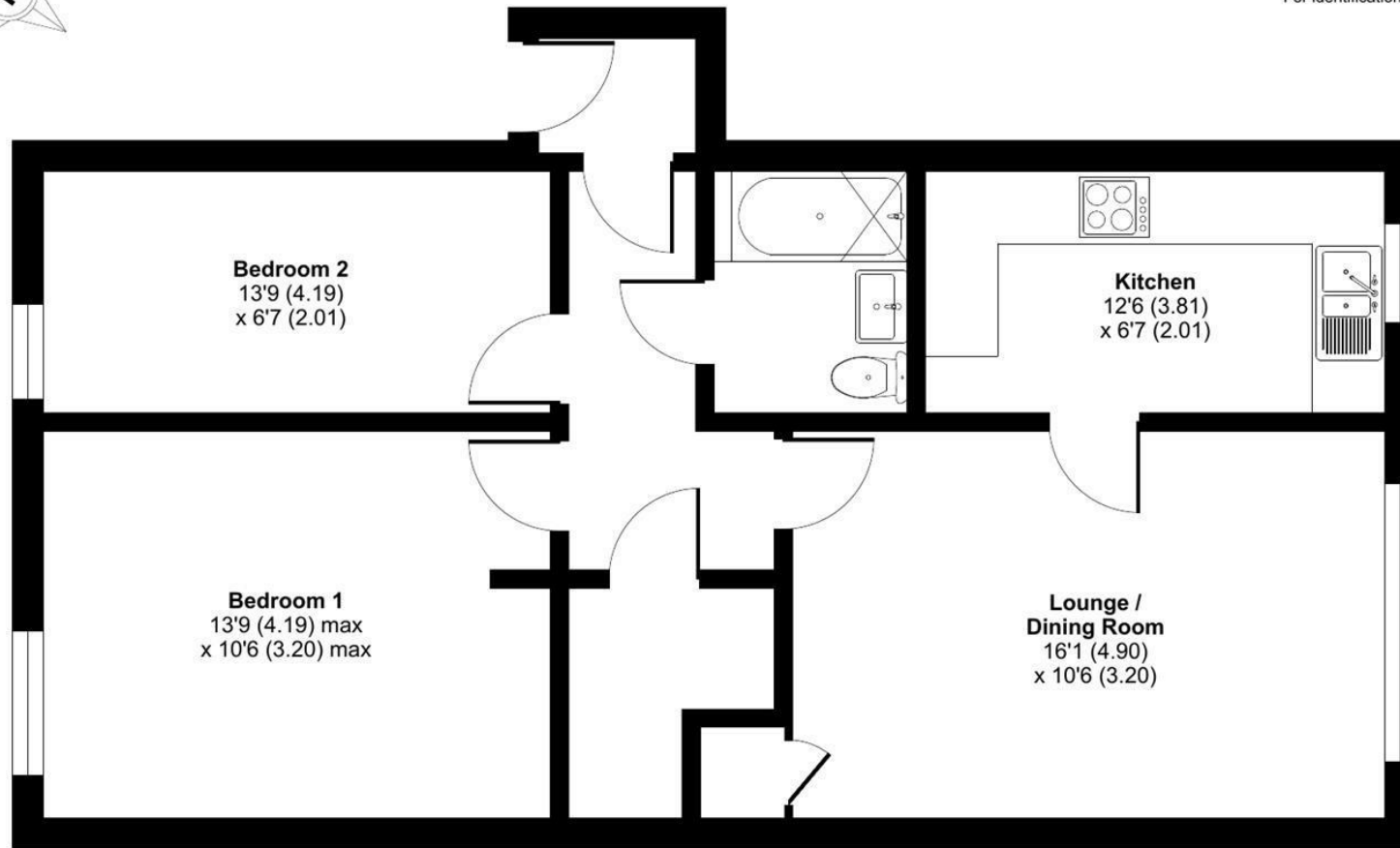




Dove Street, Bristol, BS2

Approximate Area = 655 sq ft / 60.8 sq m

For identification only - Not to scale



THIRD FLOOR



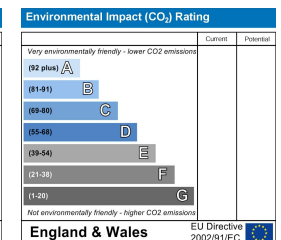
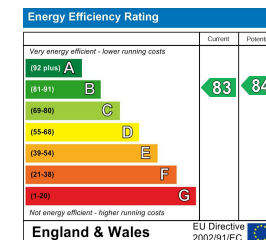
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hollis Morgan. REF: 1115976



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