

estate agents **auctioneers**



4A, The Warehouse 46-48 Queen Charlotte St, City Centre, Bristol, BS1 4HX

£280,000

Hollis Morgan – Student Investment – A 1000 Sq Ft four double bedroom apartment in a popular City Centre location. Currently producing £16,320 (6% return ) fully let for the 19/20 Academic year.

- Large Apartment (960sqft)
- Student Accomodation
- Circa 6% Return
- Four Double Bedrooms
- Fully Let For The Next Academic Year
- Central Location
- Water Views
- Lift Access

### The Property

A spacious four double bedroom flat occupying an upper floor of this converted apartment block with pleasant water views, yards from Queen Square.

Currently let to students for the current and next academic year, the property currently generates a good annual yield with scope to further improve.

A dual aspect living room complete with Juliet balcony faces South East which benefits from fine views over Welsh Back and the water.

In addition, there is a separate kitchen with electric hob and plumbing for washing machine, three well sized double bedrooms, as well as two shower rooms and large storage cupboard off the hall.

### Income

2018/2019:  
£1,360 pcm

2019/2020:  
£1,420 pcm

### Location

Queen Charlotte Street is a well known and popular link between Baldwin Street to Queen Square and the Harbourside further South.

The Centre is the heart of the City with constant action on offer from the Hippodrome and Colston Hall, Bristol Shopping Quarter at Cabot's Circus to the characterful Christmas Steps, Corn Street and St Nicholas Market. Nearby Millennium Square acts as a gateway to the neighbouring harbourside with its fountains and big screen as well as world class attractions such as Brunel's SS Great Britain, We The Curious, Bristol Aquarium, the Arnolfini, Spike Island, the Watershed and the M Shed.

### Tenure & Management Info

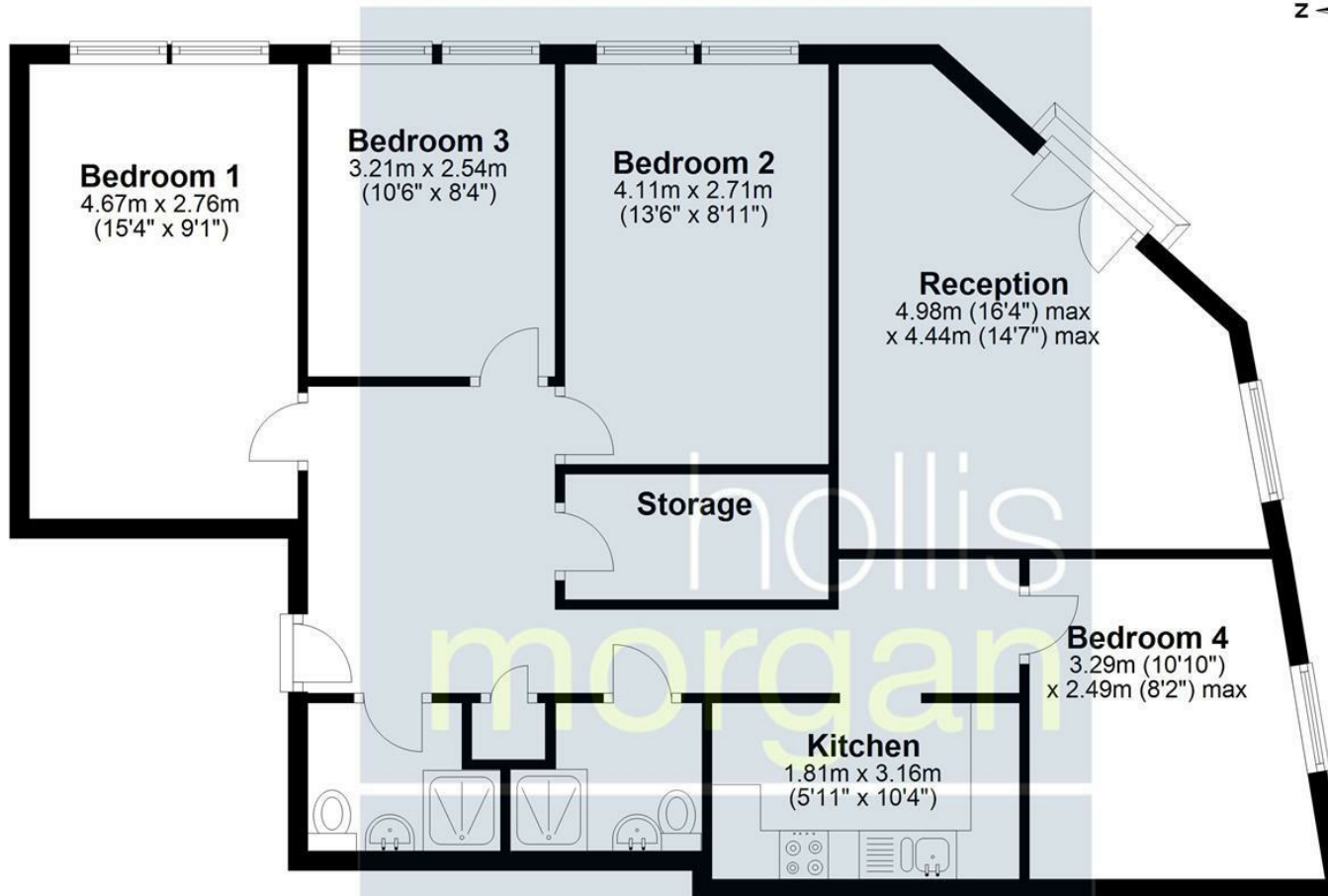
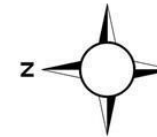
Tenure: Leasehold. 86 Years Remaining.

Management Fee: £188 pcm

### Please Note

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.





Total area: approx. 89.5 sq. metres (963.5 sq. feet)

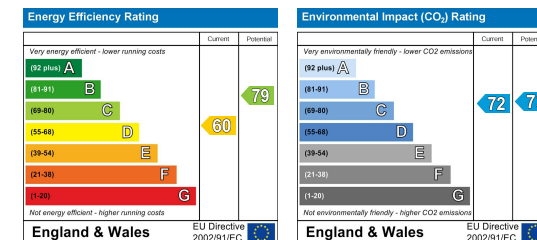
Illustration for identification purposes only, measurements are approximate, not to scale.

Floorplan Produced by Westcountry EPC  
Plan produced using PlanUp.

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