

estate agents **auctioneers**

**hollis
morgan**

1, 11 Bath Buildings, Montpelier, Bristol, BS6 5PT

£225,000

Hollis Morgan - An attractive 1 bed flat in a Grade II Georgian listed building which would make an excellent first time buy or investment.

- Fantastic Location
- Grade II listed Georgian Terrace
- Ideal first purchase / investment
- Chain free
- Close to Gloucester Road and city centre
- Gas central heating
- Communal gardens
- Airbnb permitted

The Property

This stunning one-bedroom flat has been completely refurbished by the current owner. The bright reception room benefits from dual aspects, with two traditional sash windows flooding the space with natural light. The kitchen features a range of midnight blue matt floor units, marble-like floor tiles, a freestanding fridge freezer, and an electric hob and oven.

The reception area boasts wood parquet flooring, an electric fire, and a traditional-style radiator. The hallway, leading to both the bedroom and bathroom, is equipped with built-in cupboards providing ample storage.

The spacious bedroom offers a serene retreat, decorated in a soothing palette of blue and white tones with a feature wallpapered wall. The large sash window allows plenty of light into the room, which also includes a traditional-style radiator.

Adjacent to the bedroom, the bright bathroom features a charming roll-top bath with a shower overhead, a WC, a freestanding traditional basin, and a traditional heated towel rail radiator. The bathroom is beautifully finished with traditional-style tiles on both the floor and walls.

The property has the benefit of having access to the communal gardens.

This delightful flat is a perfect opportunity for a first-time buyer or investor.

Location

Montpelier is located to the North-East of Central Bristol and is home to a thriving residential community as well as local businesses. Nearby Gloucester Road offers a wealth of bars, restaurants and independent shops and also many amenities within walking distance of the property such as Cabot Circus shopping centre and Bristol City centre. The M32 motorway is moments away connecting you to the M4 and M5 in all directions. Montpelier train station is just a short walk away whilst Bristol Temple Meads train station is less than two miles, and Bristol International Airport to the south of the city is 12 miles.

Other Information

Leasehold: 999 years

Management Fee: circa £100 to £120 pcm

Council Tax Band: A

Please Note

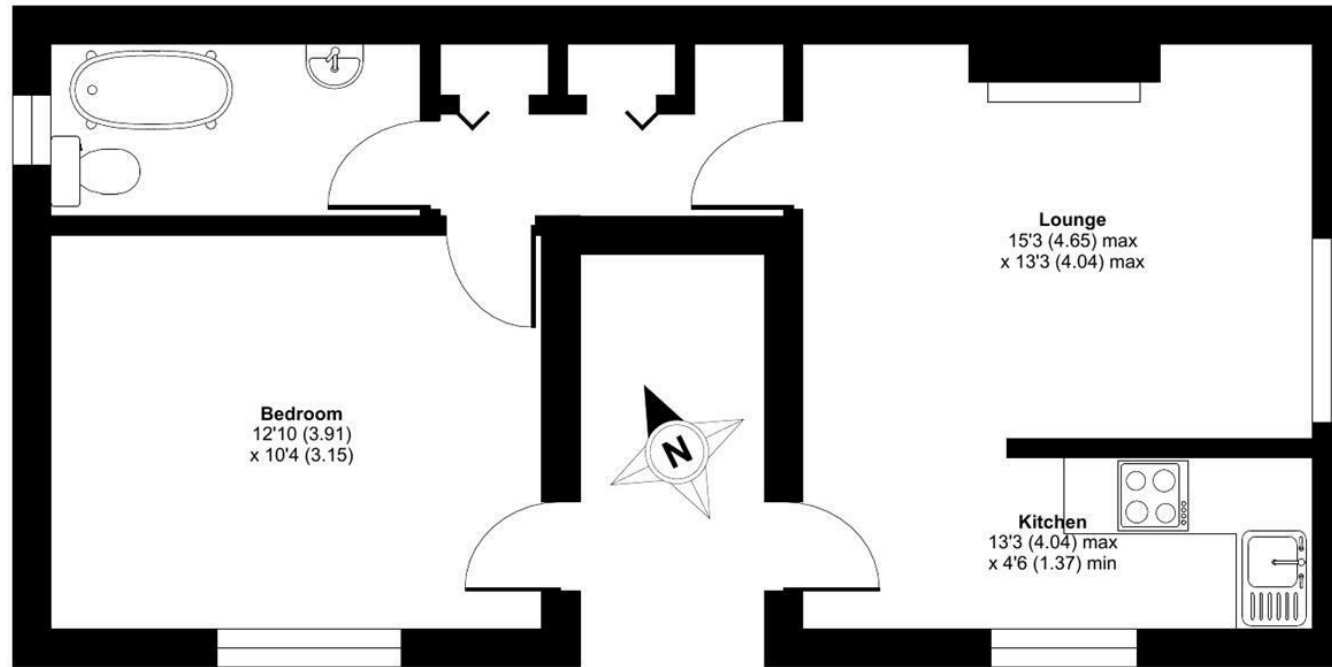
Hollis Morgan endeavours to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not be checked or tested and you should rely on your own investigations. 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. Please note that in some instances the photographs may have been taken using a wide angle lens.



Bath Buildings, Montpelier, Bristol, BS6

Approximate Area = 431 sq ft / 40 sq m

For identification only - Not to scale



GROUND FLOOR



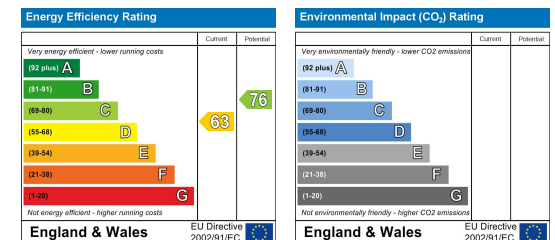
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Hollis Morgan. REF: 1149312



TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered no 7275716
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ



hollis
morgan