Flat 2, 17 Portland Street, Kingsdown, Bristol, BS2 8HL

Guide Price £165,000

Hollis Morgan - A spacious, vacant studio apartment occupying the ground floor of this charming Grade II Listed Georgian Terrace and now in need of cosmetic modernisation Throughout. With clear scope to arrange as a one bedroom flat.

- Studio Apartment
- Grade II Listed Georgian Terrace
- In Need Of Refurbishment
- Huge Potential
- Scope To Convert Into A One Bed Apartment
- Fantastic Location
- Ideal Investment / First Time Purchase
- Chain Free
- Close to University
- Walking distance to BRI

The Property
Occupying the ground floor of this charming Grade II Listed Georgian terrace in an incredibly popular location just a few moments walk from the BRI and Bristol University.
The property is now vacant and in need of modernisation and whilst the current layout is technically a studio, it does have clear scope to rearrange into a one bedroom flat (subject to consents) ideal for both investment or owner occupier.

In the current layout, the property briefly comprises; kitchen area with a range of base units, laminated worktops, sink, and combi boiler, period sash windows, open plan living/bedroom and bathroom with shower over bath, WC and basin.

Location
Portland Street is located in the highly desirable residential suburb of Kingsdown / Cotham which is ideally positioned for access to Bristol University (0.2 Miles) and the Bristol Royal Infirmary (0.1 Miles) whilst the City Centre (0.4 Miles), accessed via the historic Christmas Steps, provides a wide range of pubs, restaurants and shopping facilities including the recently developed Cabot Shopping Centre with its comprehensive range of high quality stores and individual shops.

Other Information
Leasehold. Residue of 999 years
Ground Rent: Small annual peppercorn
Management Fee: £80pcm

Council Tax Band: A

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.

COVID UPDATE
Following Government advice (04.01.21) the housing market will remain open during the new lockdown in England.

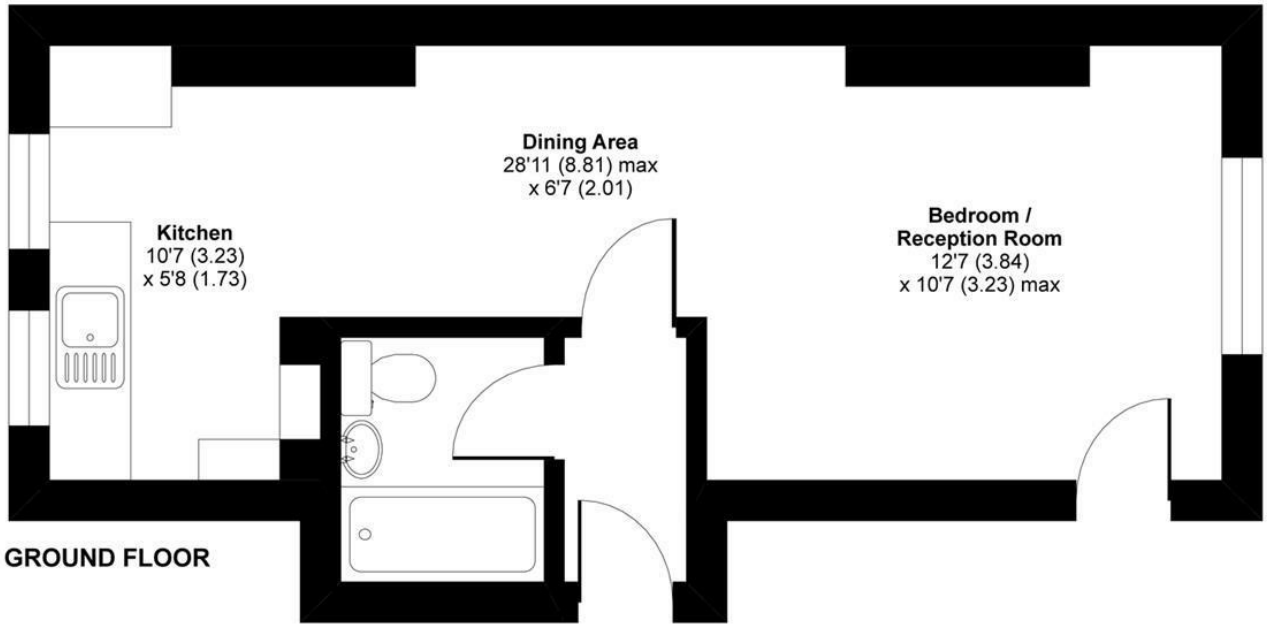
Hollis Morgan are open for viewings and valuations whilst adhering to the latest social distancing and PPE rules.

Please contact us should you have any questions.

Portland Street, Kingsdown, Bristol, BS2

Approximate Area = 329 sq ft / 30.6 sq m

For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Hollis Morgan. REF: 691613

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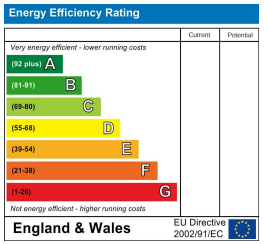

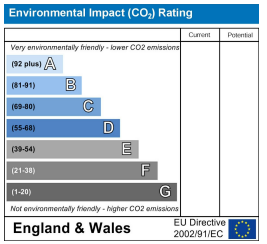

TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

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