TFF, 51 Colston Street, Bristol, BS1 5AX

£220,000

A charming Top floor apartment positioned in the heart of Historic Bristol

- City Centre apartment
- Excellent condition
- Gas central heating
- Large double bedroom
- Modern shower room
- No chain
- Top Floor Flat

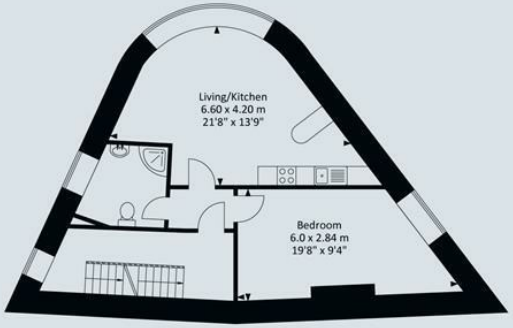
**The Property**
Occupying the top floor of this prominent building, is this one-bedroom apartment with views over the historic Three Kings Court Foster's Almshouses and close to the renown Christmas Steps.
The property has been fully modernised and comprises a large reception room fitted with a kitchen with multiple floor and wall cabinets and includes appliances such as electric hob and oven, extractor hood, fridge, and washing machine. A marble island offers plenty of preparation space or room for entertaining as well as the living room area. The room also benefits from plenty of natural light from the three large sash windows.
The spacious and bright bedroom offers plenty of space for a double bed and large wardrobe and has been fitted with carpet flooring for comfort.
Finally, just across the hallway is a modern tiled shower room with contemporary sanitary ware and with the added benefit of a window.

**Location - City Centre**
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.

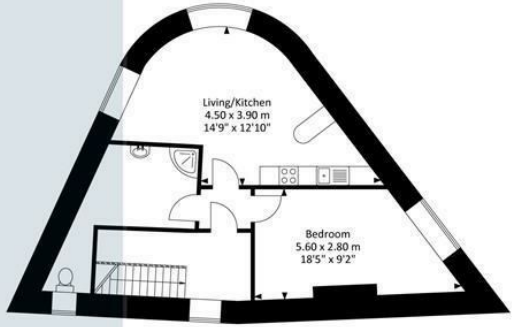
**Other Information**
Leasehold: 999 years
Management Fee: £80 pcm
Council Tax Band: B

**Please Note**
Hollis Morgan endeavour 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 been 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.

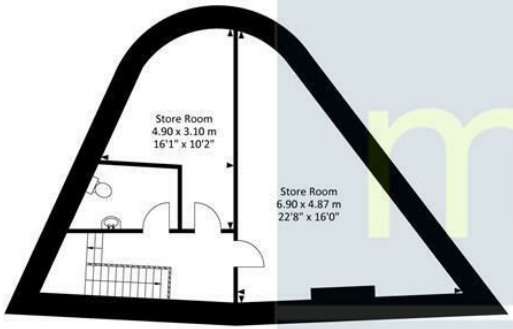
Approx. Gross Internal Area
2677.2 Sq.Ft - 248.72 Sq.M




Second Floor

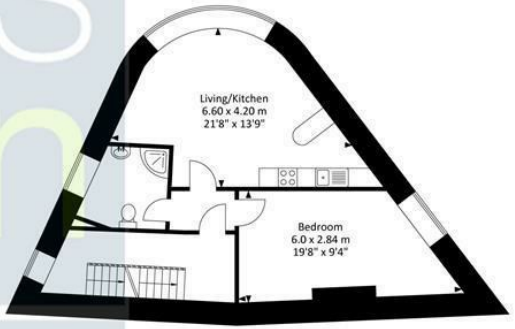



Third Floor




Basement

Ground Floor




First Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

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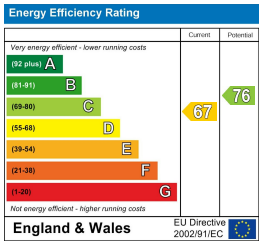


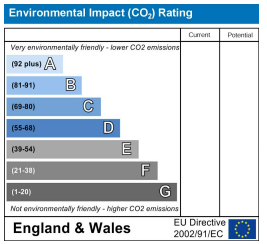


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