estate agents auctioneers

hollis morgan

5, 1 Amis Walk, Horfield, Bristol, BS7 0AF

Offers In Excess Of £220,000

A modern 2 double bedroom flat occupying the first floor of this purpose built apartment block in a convenient location. Allocated parking and chain free

- Allocated parking space
- Recently redecorated
- New carpets throughout
- 2 double bedrooms- Master with ensuite
- Gas central heating
- Ideal first time purchase
- Chain free

The Property
A purpose built first floor flat offering low maintenance living in a convenient and central location. The property would make a fine investment or first time purchase and is offered with no onward chain.
There is a bright and spacious open plan living space / kitchen with matching wall and base units, laminated work surfaces and a range of integrated appliances.
The property has two bedrooms, both of which have built in storage with the master benefiting from an en suite shower room. In addition, there is built storage in the halwayl and a separate family bathroom.
Further benefits include gas central heating, double glazing and an allocated parking space.

The location
Amis Walk is located in a popular purpose built development on the Filton/Horfield Borders. The vibrant Gloucester Road is within walking distance and offers an array of independent retailers, affluent bars, pubs, cafes and restaurants. bus links are also widely available to Bristol City Centre which is approximately four miles away, not to mention excellent links to the motorway.

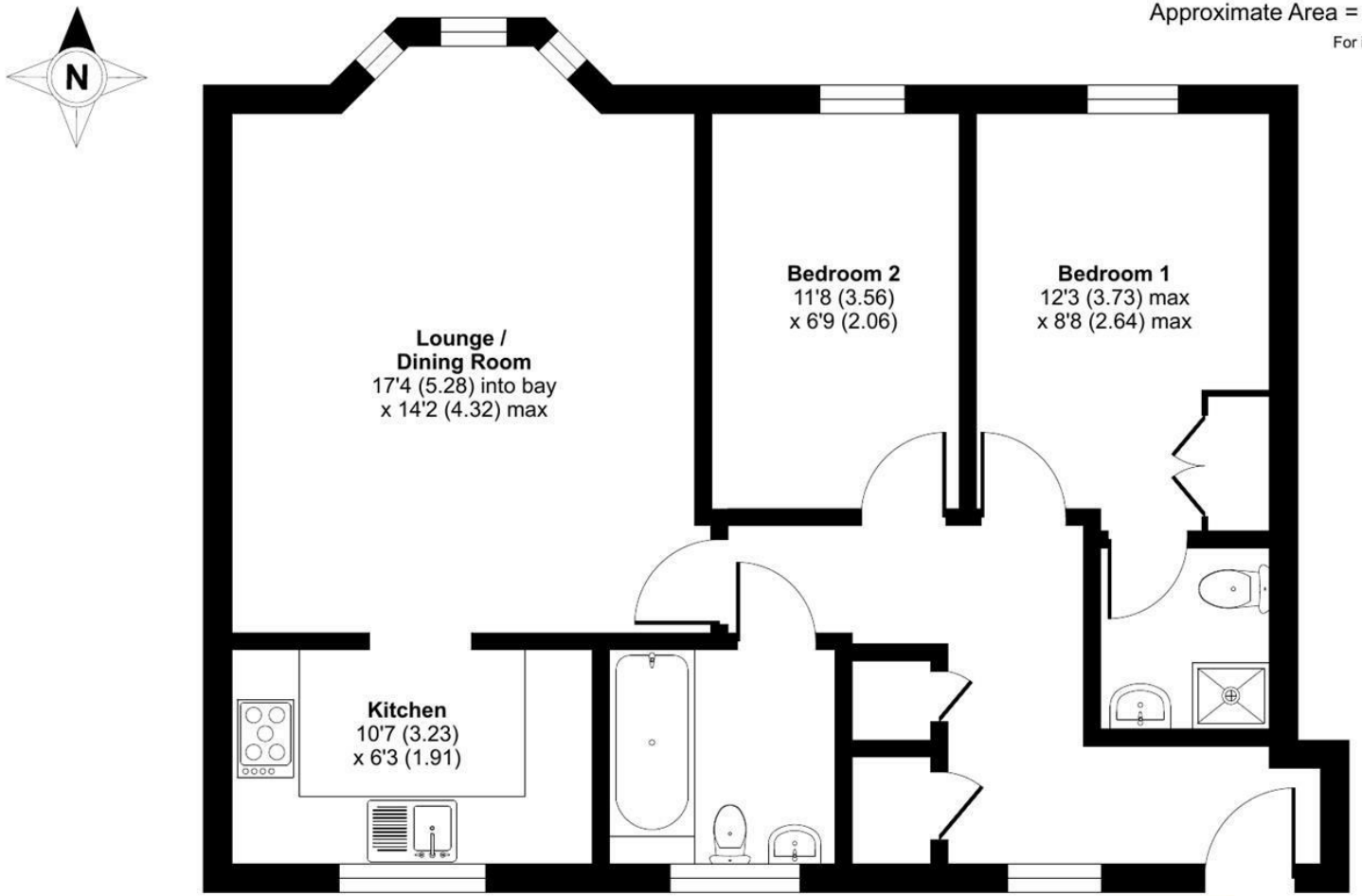
Other Information
Leasehold: circa 982 years remaining
Service charge: £1182.78
Ground rent: £292.74
Council Tax Band: B

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 All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries.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.

Amis Walk, Horfield, Bristol, BS7

Approximate Area = 695 sq ft / 64.5 sq m

For identification only - Not to scale

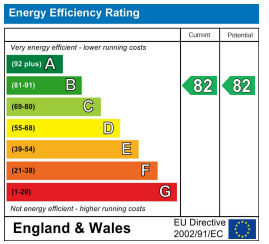


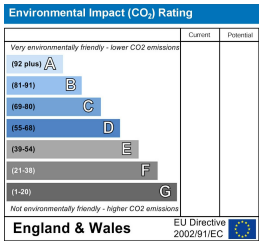
FIRST FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hollis Morgan. REF: 1094505

hollis morgan





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