



Flat 3, 58 Richmond Road, Montpelier, Bristol, BS6 5EW  
Offers In Excess Of £240,000

A charming period apartment with fine city views and no onward chain.

- First Floor Apartment
- Elevated Position
- City Views
- Full width Lounge
- Separate Kitchen
- No Onward Chain
- Gas Central Heating

### The Property

The property is situated in an attract period terrace, on the vibrant and highly sought after Richmond Road which is a short stroll away from Gloucester Road/Stokes Croft, not to mention a wide range of independent shops, bars, restaurants and local businesses Montpelier has to offer. Occupying the first floor and accessed via a communal stair case the property boasts light and airy accommodation, this demonstrated by a large full width lounge which provides stunning views over the City of Bristol, the kitchen area located at the front offers fitted units with laminated surfaces, sink drainer, electric oven with gas hob and space for appliances. Bedroom 1 benefits from a large sash window and a fitted wardrobe. A contemporary shower room completes the accommodation with mains fed shower, basin, low W.C and window to side elevation.

### Location

Montpelier is located to the North-East of Central Bristol and is home to a thriving residential community as well as local businesses such as an organic supermarket. There's even a nature reserve and a Church converted into a climbing centre! There are many amenities within walking distance of the property such as the Cabot Circus shopping centre with Showcase Cinema De Lux and the rest of Bristol City centre. The M32 motorway is moments away connecting you to the M4 and M5 in all directions. Bristol Temple Meads train station is less than two miles, while Bristol International Airport to the south of the city is 12 miles.

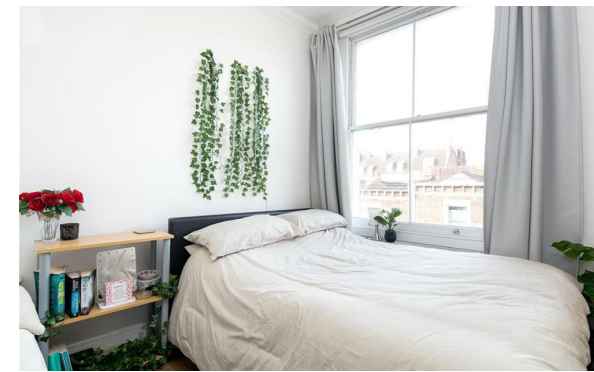
### Other Information

Leasehold: 999 year lease  
Management Fee: £700 pa  
Ground rent: £ 100 a year

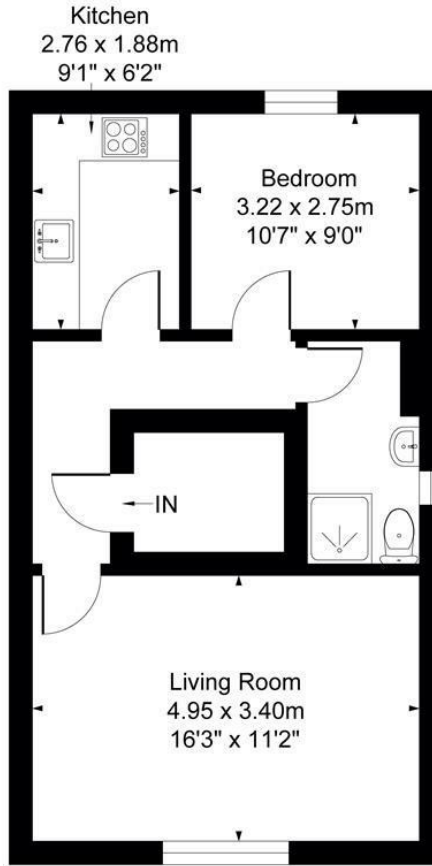
Council Tax Band:

### Please Note

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APPROX. GROSS INTERNAL FLOOR AREA 444 SQ FT 41.21 SQ METRES



SECOND FLOOR

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

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| Energy Efficiency Rating   |           | Environmental Impact (CO <sub>2</sub> ) Rating   |           |
|--|-----------|--|-----------|
| Current  | Potential | Current  | Potential |
| Very energy efficient - lower running costs<br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b> |           | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b> |           |
| Not energy efficient - higher running costs  |           | Not environmentally friendly - higher CO <sub>2</sub> emissions  |           |
| England & Wales  |           | England & Wales  |           |
| EU Directive 2002/91/EC  |           | EU Directive 2002/91/EC  |           |

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