



10 Elton Road, Bishopston, Bristol, BS7 8DE

Offers In Excess Of £200,000

Hollis Morgan - A recently converted modern one bedroom hall floor apartment situated in an attractive period property. Within walking distance of the abundance of amenities on the Gloucester Road. Chain Free

- Newly Converted
- Hall Floor Apartment
- Period Features
- Modern Finish
- Gas Central Heating
- Within Walking Distance of The Gloucester Rd
- Ideal First Time Purchase or Investment
- Chain Free

**The Property**

This spacious 1 bedroom apartment is located on the hall floor of an attractive detached Victorian double bay fronted property. Recently converted, the building offers period features such as high ceilings and stained glass windows seamlessly blended with modern touches including gas central heating and a coded door entry system.

To the front of the building and taking full advantage to the impressive feature bay window, the open plan living room / kitchen is as spacious as it is bright. The kitchen itself boats bespoke wall and base units finished with a low profile granite work top as well as electric hob & oven with extractor over and a stainless steel sink & drainer with mixer tap.

A well proportioned double bedroom occupies the rear of the building and a well equipped, fully tiled modern shower room provides a shower cubicle with mains fed shower, basin with vanity storage, WC and plumbing for washing machine.

In the hallway, there is also a useful range of storage cupboards

**Location**

Elton Road lies within the popular suburb of Bishopston. The vibrant Gloucester Road is within walking distance and offers an array of independent retailers, pubs, bars, restaurants as well as other local amenities. Gloucester Road benefits from excellent bus links with regular routes into Bristol City Centre approximately three miles away.

**Tenure & Management Info**

Leasehold. Residue of 999 years.  
Management Fee: £90.00pcm  
Ground Rent: £250.00

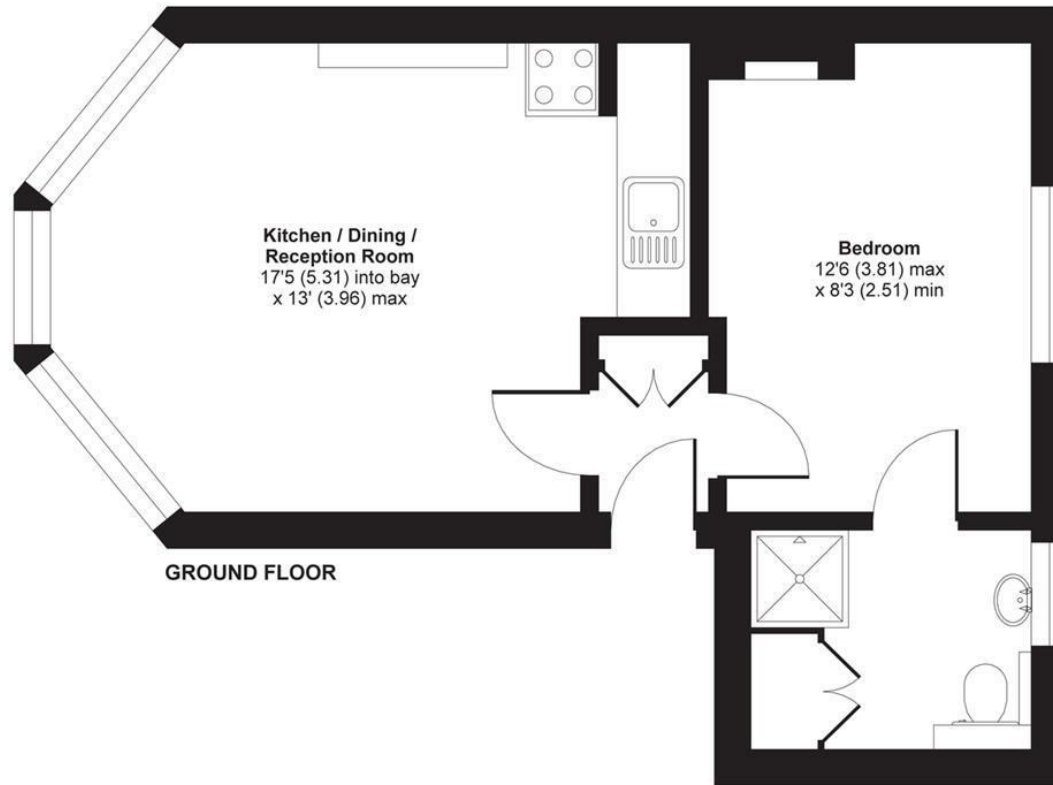
**Please Note**

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.



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APPROX. GROSS INTERNAL FLOOR AREA 377 SQ FT 35 SQ METRES



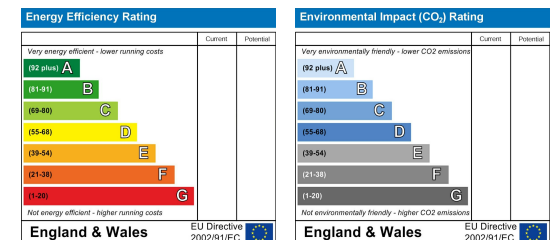
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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