**Flat 4, 3 Marsh Street, City Centre, Bristol, BS1 1RT**

**£255,000**

Hollis Morgan - A fully let 3 bedroom professional HMO apartment located in the heart of the City Centre and amongst the vibrant mix of amenities. Currently generating £14,000+ per annum. Chain Free.

- HMO INVESTMENT PROPERTY
- Currently Generating £14,400 pa
- Three Double Bedroom
- Spacious Apartment
- Fantastic Central Location
- Separate Modern Kitchen
- Gas Central Heating
- Double Glazed Windows

**The Property**
A spacious three double bedroom apartment located in an attractive period building in the heart of Bristol City Centre and so amongst the exciting range of amenities found within easy walking distance.

The flat comprises, three good sized double bedrooms, a living space and separate kitchen. The kitchen consists of a range of attractive shaker style wall and base units, laminated worktops and stainless steel sink with plumbing for dishwasher & washing machine and space for a freestanding cooker.
In addition to the bathroom there is a separate WC.

The property is a fully licensed HMO and is currently let generating £1,200 pcm (£14,400 per annum).
Whilst the property could be sold with the current tenants in situ, it is possible to offer with vacant possession if required.

**Location**
Marsh St is an attractive side street moments from St Nicks Market, Baldwin St and St Augustin's as well as a short walk away from the popular Queen Square.

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.

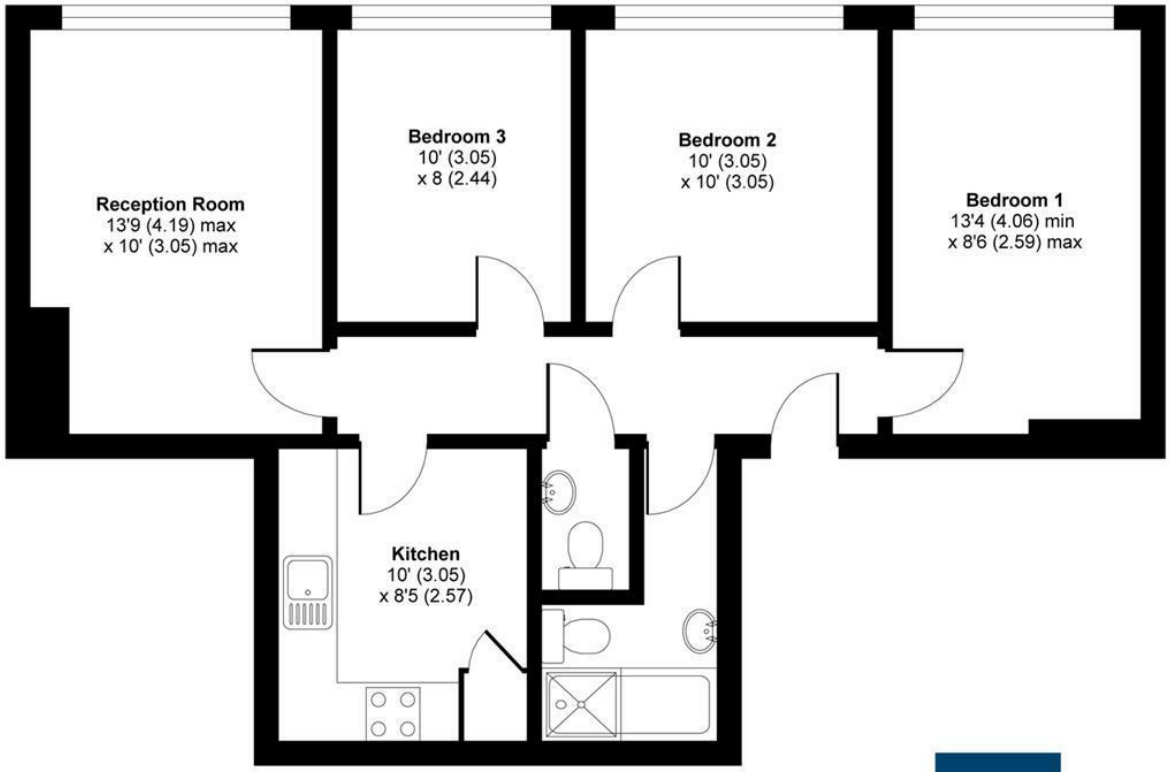
**Other Information**
Leasehold. 977 years remaining
Ground Rent: £50 pa
Management Fee: £1,920 per annum

**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.

# Marsh Street, Bristol, BS1

Approximate Area = 675 sq ft / 62.7 sq m

For identification only - Not to scale

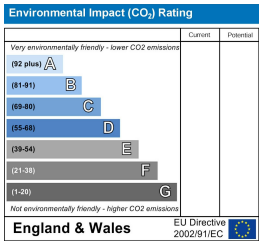



SECOND FLOOR

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: 726795





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