estate agents auctioneers

hollis morgan

**Flat 3, 7 Sussex Place, Montpelier, Bristol, BS2 9QN**

**£229,500**

Hollis Morgan are pleased to offer this spacious top floor apartment in the popular locality of Montpelier perfect for a first time buyer or buy to let investor.

- Top Floor Flat
- Open Plan Kitchen
- Close to City centre
- Proximity to M32
- Very well presented

**The Property**
This spacious one double bedroom apartment is located on the first floor of this former Public House and is finished to a high specification throughout.

The property briefly comprises a stylish fully integrated kitchen with white gloss wall and base units and black granite work tops. The spacious living room, off the kitchen, is flooded with natural light and is a perfect space for dining and socialising. The bedroom is situated to the rear of the building and is a generous double with plenty of space for furniture and wardrobes. The bathroom is a three piece suite with mains shower over bath, mixer tap hand basin and w/c.

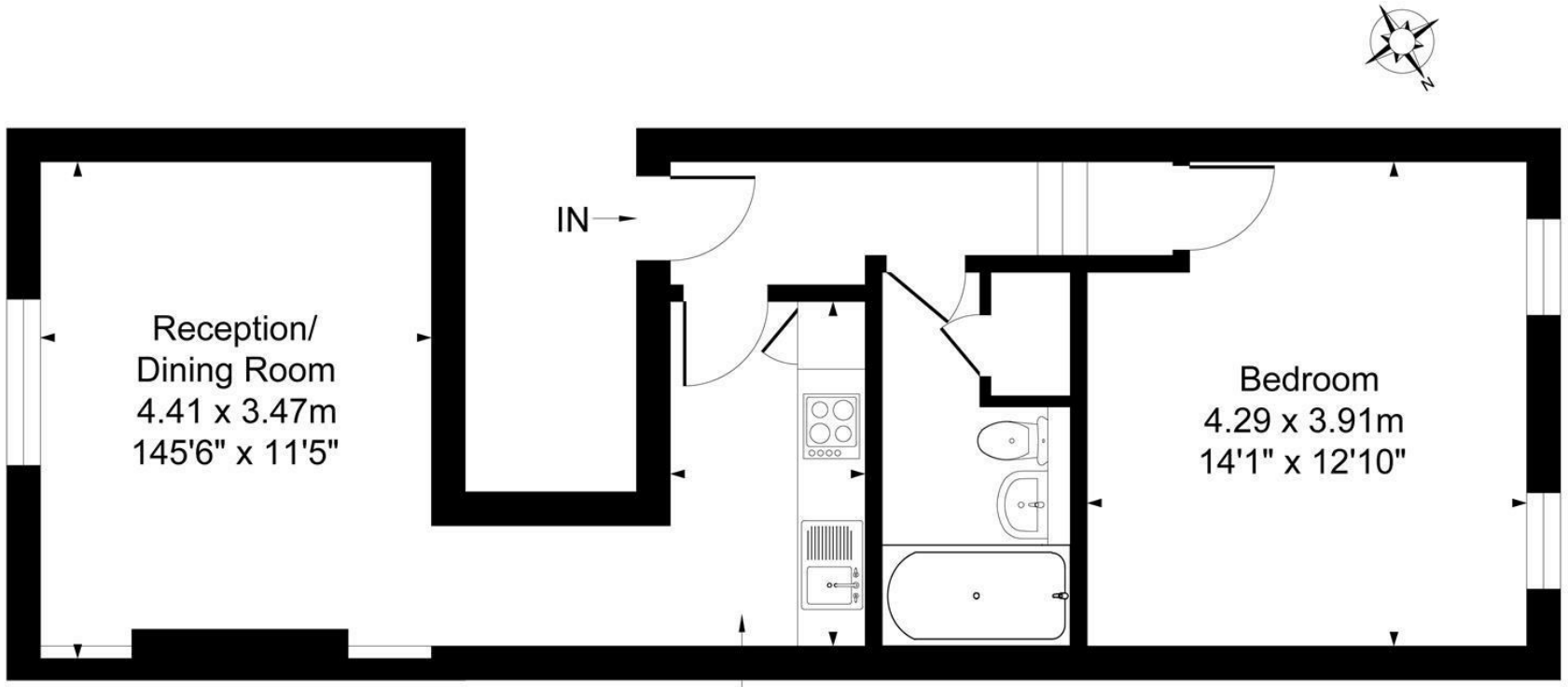
This property is an excellent opportunity for a first time buyer or buy to let investor in a highly desirable location.

**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**
Tenure: Leasehold residue of 999 years (996 remaining)
Management Fee: £400.00 pa
Management Company: Internally run
Ground Rent: None
Council Tax: A

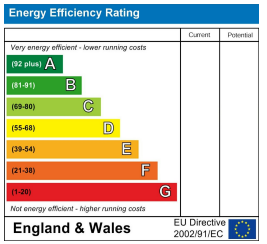
**Please Note**
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. 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.

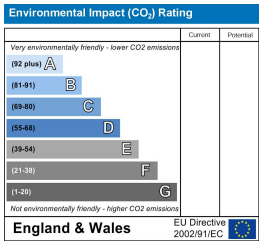
APPROX. GROSS INTERNAL FLOOR AREA 543 SQ FT 50.40 SQ METRES




## SECOND FLOOR

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




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