estate agents auctioneers

hollis morgan

Flat 5, Warden Court Warden Road, Bristol, BS3 1BQ

£220,000

A modern two bedroom apartment with allocated off street parking in popular Bedminster

- Purpose built flat
- 2 bedrooms
- Open plan kitchen/living spa
- Popular East Street location
- Off street parking
- Ideal for first time buyers or investors

The Property
This spacious 2-bedroom flat is located in a sought-after purpose-built block, just a short stroll from the vibrant East Street in Bedminster. Situated on the top floor, the bright and airy apartment features a fantastic open-plan kitchen and living area, perfect for entertaining guests. The modern kitchen is equipped with a range of matching wall and base units, stylish laminated worktops with tiled splashbacks, and a selection of integrated appliances.

Both bedrooms are well-sized doubles, offering ample space for a bed and additional furniture. The generously sized bathroom includes a three-piece suite with a shower over the bath, tiled surrounds, W.C. basin and heated towel rail.

Added to this, the property benefits from the convenience of an off street parking space at the front.

This is a fantastic opportunity to live in a desirable location with everything you need right at your doorstep!

The Location
Located in one of Bristol's most sought after and popular locations, close to East Street and its flourishing independent shops, bars, cafes and restaurants. There is a vast array of open green spaces nearby including Gores Marsh Park, Ashton Court Estate, Manor Woods Valley, Colliter's Brook and Greville Smyth Park. This property has easy access to Bristol City Centre, Bristol International Airport and the Bristol Link Road. These are excellent transportation links making this one of the most convenient and valued locations in Bristol.

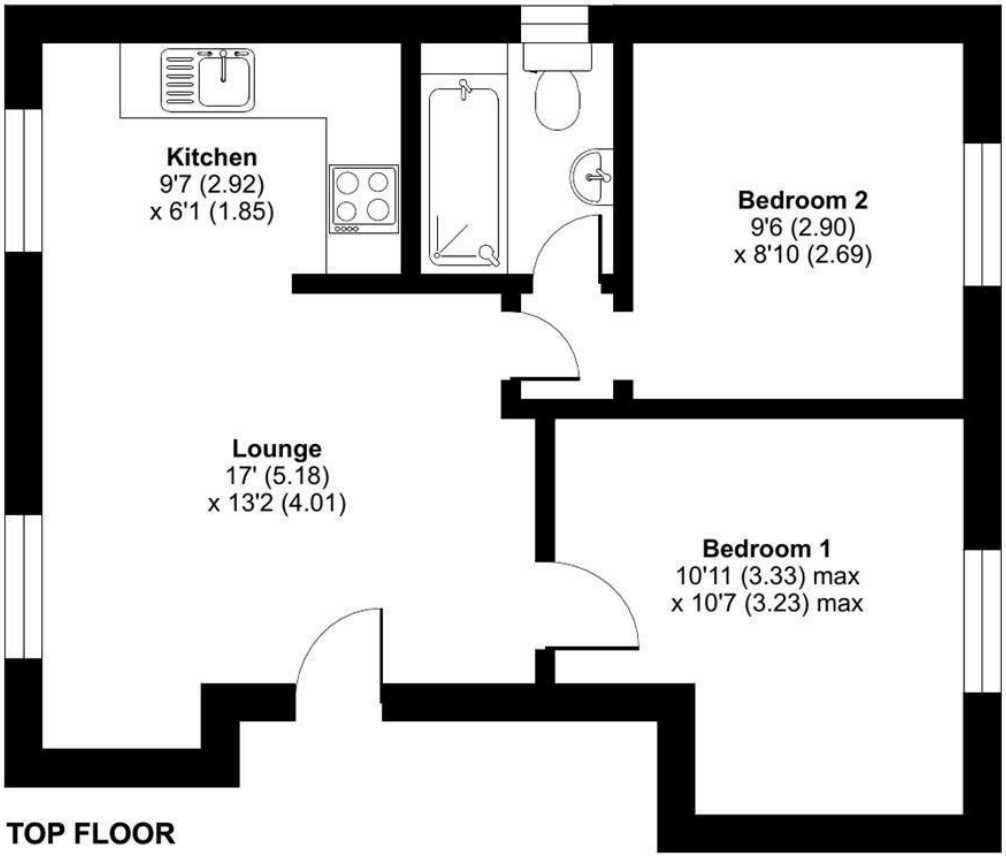
Other Information
Leasehold: 999 years from 01/01/2007
Ground rent: None
Management Fee: £112.54 pcm
Council Tax Band: B

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.

Warden Court, Warden Road, Bristol, BS3

Approximate Area = 452 sq ft / 42 sq m

For identification only - Not to scale



TOP FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hollis Morgan. REF:1237370

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