

estate agents **auctioneers**

**hollis
morgan**

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 Positon
- 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

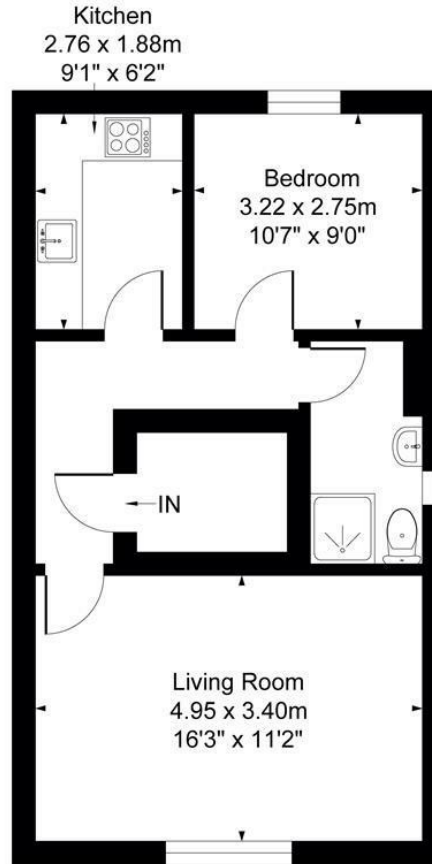
Council Tax Band:

Please Note

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 444 SQ FT 41.21 SQ METRES



SECOND FLOOR

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

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Hollis Morgan Property Limited, registered in England, registered no 7275716
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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