

estate agents **auctioneers**

**hollis
morgan**

95, Hamilton Court Montague Street, City Centre, Bristol, BS2 8NZ

£335,000



Hollis Morgan - A rare opportunity to purchase a spacious (1251 Sq Ft) three double bedroom apartment with large roof terrace and parking.

Description

95 Hamilton Court is located on the 5th floor of a popular purpose-built development which is just a short stroll away from Cabot Circus. Internally the property has been well maintained and is offered in good decorative order with a modern finish instilled throughout.

The accommodation comprises hallway with storage cupboard, open plan living area with a large courtyard style terrace perfect for "Alfresco dining" fully fitted kitchen with matching wall and base units and integrated appliances, 3 spacious double bedroom, master with en suite shower room, and a tiled three-piece bathroom.

The property also benefits from a secure underground allocated parking.

Location

Montague Street is located a stone's throw away from Bristol's best shops, cafes, bars, restaurants and nightlife. With Cabot Circus, the city's largest, most exciting retail development housing over 120 new stores within a short walk, and the excellent transport links of the M32, M4 and M5 and Bristol Temple Meads railway station on your doorstep.

Hallway

Video intercom system, storage cupboard containing recently installed Worcester combi boiler. Engineered wood flooring with underfloor heating.

Open Plan Kitchen/ Living room

21'10" x 19'2" (6.67 x 5.86)

Light and airy dual aspect living accommodation with underfloor heating, kitchen comprises range of matching base and wall units, laminated worktops, brand new ceramic hob & oven, fridge freezer, dish washer, washing machine, stainless steel splash-backs. Engineered wood flooring . Full height french doors provide access to roof terrace.

Master Bedroom/En Suite

14'9" x 11'6" (4.50 x 3.53)

Large fitted wardrobe, underfloor heating, en suite with double shower, double glazed window with access to balcony and roof terrace.

Bedroom 2

11'7" x 9'8" (3.55 x 2.95)

Large fitted wardrobe, underfloor heating. double glazed window with access to terrace.

Bedroom 3

11'6" x 11'6" (3.53 x 3.53)

Double glazed window to side elevation, underfloor heating. Access to terrace.

Bathroom

Shower over bath, w/c, basin, tiled wall and floor and electric heated towel rail.

Terrace

22'1" x 10'4" (6.75 x 3.17)

Large roof terrace with panoramic views.

Tenure/Management fees

Management fees: £3,211.50 per annum

Ground rent: £343.03



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