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hollis morgan

86, Ratcliffe Court Barleyfields, Bristol, BS2 0FD

£265,000

A practical and well proportioned two bed/bath modern apartment with balcony. No Onward Chain

- Modern Apartment
- 663 Sq Ft
- Two Bedrooms
- Balcony
- Electric Heating
- No Onward Chain
- Central Location

The Property
The property benefits from an impressive L shaped open plan kitchen/ living area with ample space for entertaining and a full height glazed window and door providing access to a Juliette balcony. The kitchen boasts a range of matching wall and base units, laminated worktops with tiled splash backs and a selection of integrated and freestanding appliances.

The bedrooms are comfortable double rooms with space for freestanding furniture/wardrobes, No 1 prospers from a en suite shower room complete with toilet basin and shower.
Additional storage is provided in the form two large cupboards accessed via hallway.
A generously proportioned three-piece bathroom completes the internal footprint complete with shower over bath with tiled, surround and low level W.C and basin.

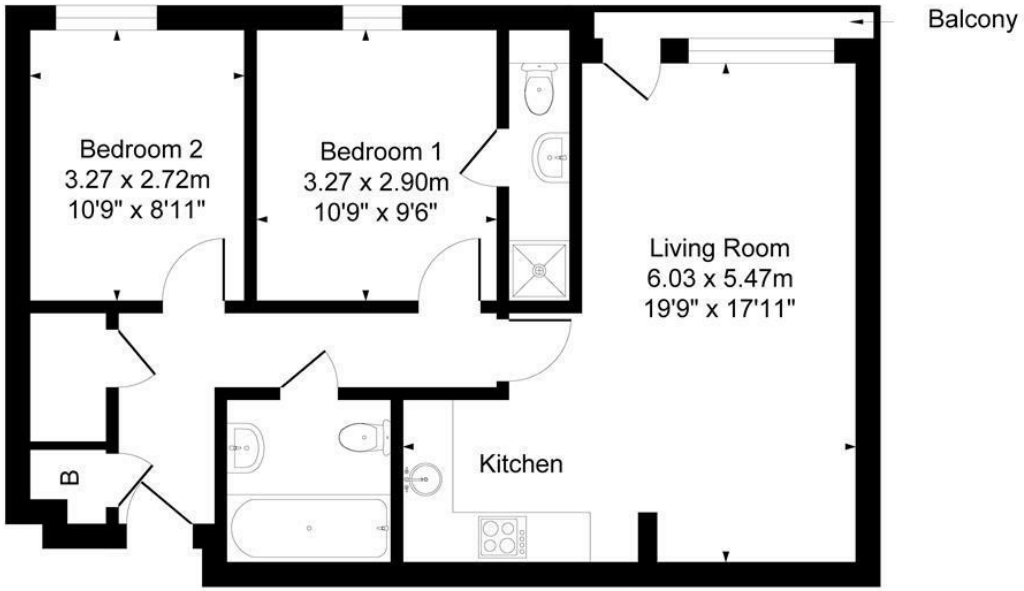
Furthermore, this property includes includes bike storage and if offered to the market with no chain.

Location
With a rich history spanning four centuries, Bristol's modern day Old Market district has a unique character built from its vibrant residents and businesses alike. You will discover an eclectic blend of vintage stores and independent shops mixed with cool cafés, bars and restaurants as well as art and music venues. On its doorstep, the bustling bars, cafés, theatres and shops of the city centre are all within easy reach and the renowned Cabot Circus shopping centre is just a short walk away and Temple Meads train station only a short 3 minute walk.

Further Information
Leasehold information - 125 years from 2008.
Management Fee: £1376.22 PA
Ground rent: £192.00 Paid every 6 months.

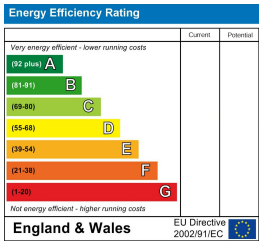
Please Note
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All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

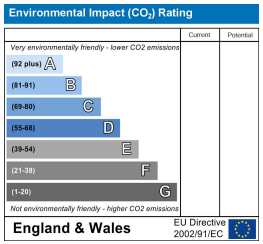
APPROX. GROSS INTERNAL FLOOR AREA 663 SQ FT 61.56 SQ METRES



Second Floor

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





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