



13, Kings Court Braggs Lane, Old Market, Bristol, BS2 0FJ  
£260,000

An immaculate 2 bedroom modern apartment in popular Old Market

- Modern apartment in a purpose built block of flats
- Open plan living space
- Two double bedrooms
- Proximity to city centre and train station
- Great city views

#### The Property

Situated on the top floor of an attractive, purpose-built block in the sought-after Old Market area, this exceptional apartment offers both convenience and charm. With the city centre and Temple Meads train station just a stone's throw away, it perfectly blends comfort with accessibility. The apartment features an open-plan kitchen and living area, two spacious double bedrooms, a sleek modern bathroom, and a handy cloakroom. The bright and airy main reception room is a standout, offering breathtaking city views that stretch across the rooftops of neighbouring buildings. The layout is ideal for both relaxation and entertaining, with dedicated areas for the kitchen, dining and living spaces. The minimalist white kitchen is equipped with ample storage, electric hob and oven, extractor fan and space for a fridge and freezer, all set against the warm wood-effect flooring. Two Velux windows allow natural light to pour in, showcasing the stunning views beyond. Both double bedrooms are generously proportioned, bathed in natural light, and the master bedroom enjoys the added benefit of a double aspect, flooding the space with even more sunshine. The contemporary bathroom is beautifully tiled and fitted with a modern three-piece suite, including a bath with a shower overhead, a sleek basin, and a WC. A heated towel rail adds a touch of luxury and practicality. Perfectly suited for first-time buyers or investors, this stylish apartment offers a fantastic opportunity in a prime location.

#### Location - City Centre

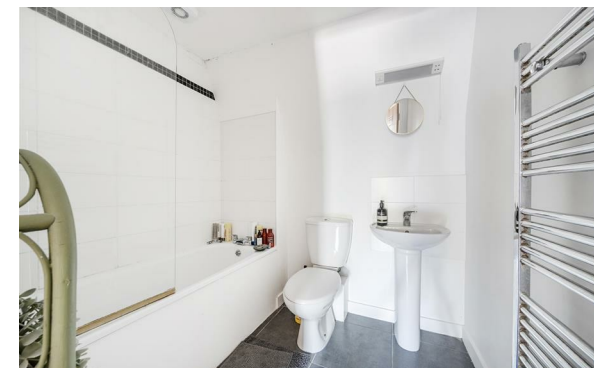
The Centre is the heart of the City with constant action on offer from the Hippodrome and Colston Hall, Bristol Shopping Quarter at Cabot's Circus to the characterful Christmas Steps, Corn Street and St Nicholas Market. Nearby Millennium Square acts as a gateway to the neighbouring harbourside with its fountains and big screen as well as world class attractions such as Brunel's SS Great Britain, We The Curious, Bristol Aquarium, the Arnolfini, Spike Island, the Watershed and the M Shed.

#### Other Information

Leasehold: 999 years from 28/11/2014  
Ground rent: £250 pa  
Management Fee: £1,800 pa  
Council Tax Band: B

#### Please Note

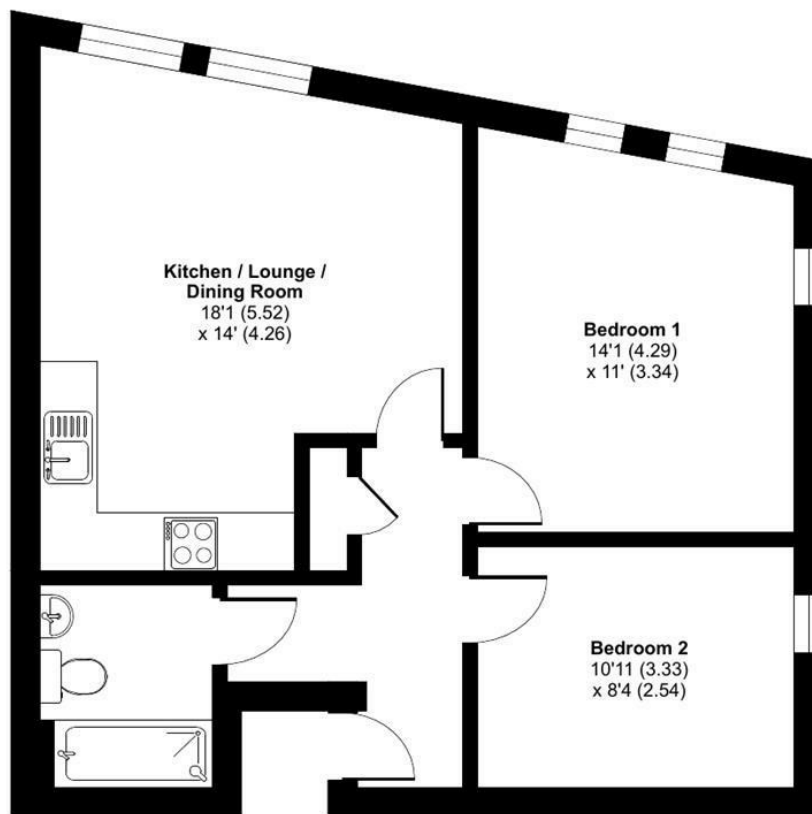
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# Kings Court, Braggs Lane, Bristol, BS2

Approximate Area = 591 sq ft / 54.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Hollis Morgan. REF: 1315319



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

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