

estate agents **auctioneers**

**hollis
morgan**

Flat 3, 17 Portland Street, Kingsdown, Bristol, BS2 8HL
£265,000

Hollis Morgan - Occupying the first floor of this charming Grade II Listed Georgian Terrace this one bedroom flat would make an excellent first time buy or investment.

- Fantastic Location
- Grade II Listed Georgian Terrace
- First Time Purchase/Ideal Investment
- Chain Free
- Close to University
- Walking distance to BRI
- Gas central heating

The Property

Occupying the first floor of this charming Grade II Listed Georgian terrace in an incredibly popular location just a few moments walk from the BRI and Bristol University.

The property briefly comprises of a spacious living dining area with grey oak flooring throughout and open chimney breast. The fitted kitchen features integrated Bosch appliances including; electric ceramic hob, oven, cooker hood, dishwasher and washer dryer. Also integrated are a fridge and freezer as separate units and the kitchen is complete with white worktops and grey high gloss wall and base units. The bedroom is a good sized double with plenty of space for wardrobes & drawers and is carpeted throughout with charming leafy view. The bathroom has beautiful dark green tiles with a double walk in shower cubicle, hand basin with built in storage and touch light mirror above and w/c. Additionally there is smart storage above the bathroom door for convenience. Finally the hallway is complete with a boiler cupboard with additional storage.

Location

Portland Street is located in the highly desirable residential suburb of Kingsdown / Cotham which is ideally positioned for access to Bristol University (0.2 Miles) and the Bristol Royal Infirmary (0.1 Miles) whilst the City Centre (0.4 Miles), accessed via the historic Christmas Steps, provides a wide range of pubs, restaurants and shopping facilities including the recently developed Cabot Shopping Centre with its comprehensive range of high quality stores and individual shops.

Tenure & Management Info

New 999 year leasehold from 13/12/2019
Management fees: £94.28 pcm
Management Company: Live West
Ground rent: Peppercorn
Parking: On Street Residents Parking (Kingsdown)

Please Note

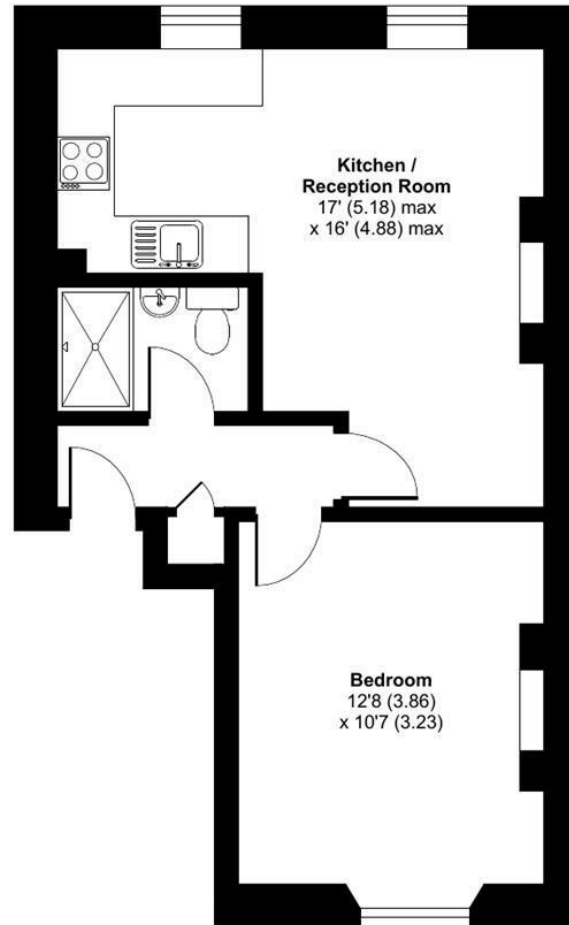
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Portland Street, Kingsdown, Bristol, BS2

Approximate Area = 417 sq ft / 38.7 sq m

For identification only - Not to scale



**Kitchen /
Reception Room**
17' (5.18) max
x 16' (4.88) max

Bedroom
12'8 (3.86)
x 10'7 (3.23)

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nêchecom 2022. Produced for Hollis Morgan. REF: 842428



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

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