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Flat 2, 206 Wells Road, Totterdown, Bristol, BS4 2AX
£215,000

A generously proportioned hall floor garden apartment offered to the market with no onward chain.

- Garden Apartment
- 1 Bedroom
- Period Conversion
- No Onward chain

**The Property**
The apartment occupies the rear hall floor level of this fine period property which consist of 4 individual properties. Flat benefits from separate fitted kitchen with appliances, large bedroom, three piece bathroom suite and lounge area with has french doors leading to a private lawned garden.

**Location**
The property is located within the popular suburb of Totterdown with excellent local amenities and services are all within close proximity including independent retailers, pubs, bars, cafes and restaurants. Temple Meads and the City Centre are both within walking distance.

**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 All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries.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.
Internal images may be for illustrative purposes and the internal appearance is a typical interior to demonstrate the feel & quality of this development.
The developer reserves the right to amend the specification as necessary without prior notice, but to an equal standard.

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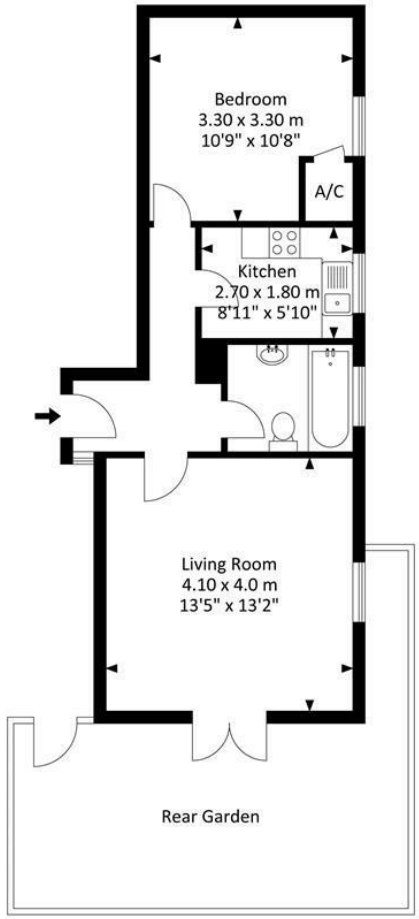
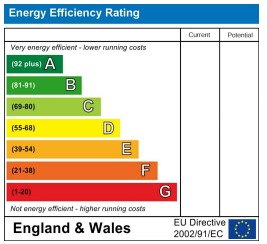
Approx. Gross Internal Area
446.27 Sq.Ft - 41.46 Sq.M

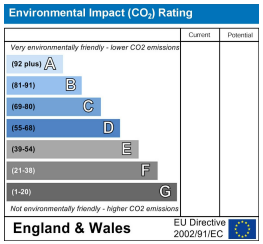



Flat 2

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.





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