

estate agents **auctioneers**

**hollis
morgan**

SFF, 82 Kingsdown Parade, Kingsdown, Bristol, BS6 5UQ
£250,000

Hollis Morgan - A bright and immaculately presented Georgian conversion situated in a well regarded location.

- Period Apartment
- Open Plan Kitchen/Lounge
- Tiled Bathroom
- Double Bedroom
- Fine Views
- Gas Central Heating
- No Onward Chain

Description

This charming apartment occupies the second floor of a striking Grade II Listed Georgian building situated in a quiet but well positioned location in the heart of Kingsdown. The property is offered in good decorative order and retains many original features. The accommodation briefly comprises open plan lounge with fully fitted kitchen, tiled three piece bathroom suite and generous double bedroom offering fine views over Bristol.

Locaton

Kingsdown Parade 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.

Living Area

Several sash windows to the front elevation, radiator, dining area.

Kitchen

Modern fitted kitchen comprising matching wall and base units, tiled splash backs, laminated work surfaces, gas hob, complete with electric oven/extractor canopy, integrated dishwasher, fridge/freezer.

Bedroom 1

Sash window to rear elevation with fine views, radiator, gas boiler, ample storage space.

Bathroom

Tiled throughout with Low level W.C, wash basin, mains fed shower over bath heated towel rail, storage cupboard.

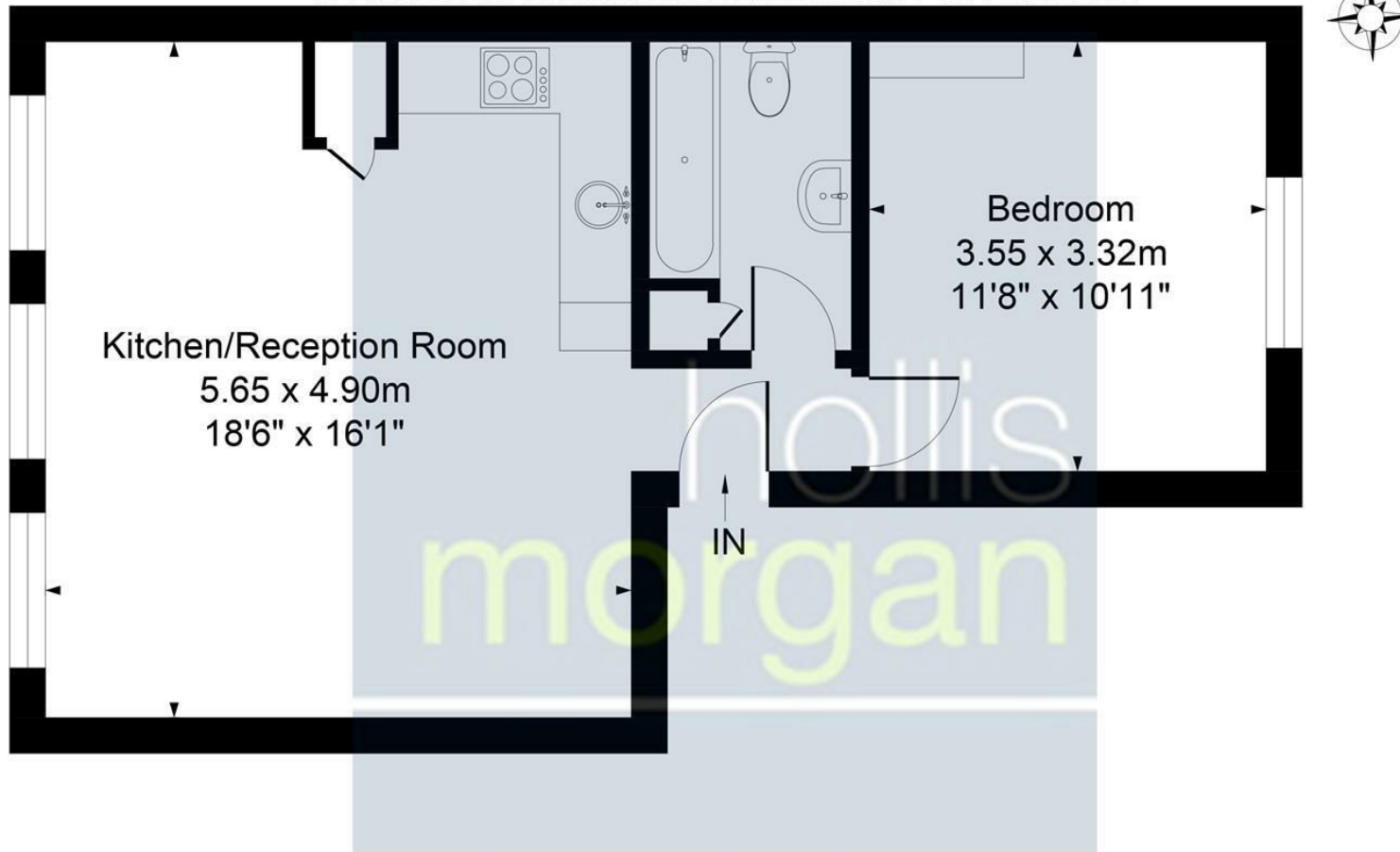
Tenure/Management Information

Leasehold: Residue of 999 years

Management charge: £50 per calendar month



82 Kingsdown Parade, Kingsdown, Bristol BS6 5UQ
 APPROX. GROSS INTERNAL FLOOR AREA 503 SQ FT 46.74 SQ METRES



SECOND FLOOR

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

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Hollis Morgan Property Limited, registered in England, registered no 7275716
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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