estate agents auctioneers

hollis morgan



230 High Kingsdown, Bristol, BS2 8DG

£300,000

UNEXPECTDLY BACK TO MARKET 7th Sept- A well appointed and spacious (828 sq ft) purpose built apartment in the heart of Kingsdown with stunning viewings and private GARAGE. No Onward Chain.

- Two double bedrooms
- Open plan living area
- Central location
- Garage
- Lift access
- No onward chain
- fine views

The Property
Nestled in the highly sought after area of High Kingsdown, this generously sized 2 bedroom flat offers easy access to modern amenities, public transport links and is only a short distance from the university, BRI and Bristol's vibrant city centre. Built in the early 1970's, this property retains the distinctive characteristics typical of the era.
Situated on the fourth floor with the added convenience of lift access, the flat is flooded with natural light from the large windows, creating a bright and airy feel throughout.
Upon entering, you are welcomed by a spacious open plan living and kitchen area on the right. The kitchen is well equipped with a variety of floor and wall cabinets, offering generous storage and ample worktop space.
The property hosts two well-proportioned bedrooms, with the master bedroom benefitting from built in storage. The classic bathroom completes the flat, and is fitted with a spacious walk in shower.
Externally, the property benefits from a private garage, providing extra convenience and secure storage.

Location
High Kingsdown and the surrounding areas is a popular and attractive location in Kingsdown and within a short walk of the University of Bristol, the city centre and Gloucester Road Road.
The property is ideally suited for access to Whiteladies Road and its stylish bars, restaurants and cinema, Gloucester road with its vibrant independent shops, bars and restaurants and the city Centre close by with its array of business, educational, leisure, shopping and entertainment facilities, including the impressive Cabot Circus complex. Local bus routes are located within a short walking distance whilst Redland train station is only 1/4 mile. The motorway network is also easily accessible.

Other Information
Leasehold.
Service charges: £167.21 pcm
Reserve fund: £104.16 pcm
Ground rent: £31.5 pa
Council Tax Band: C

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.





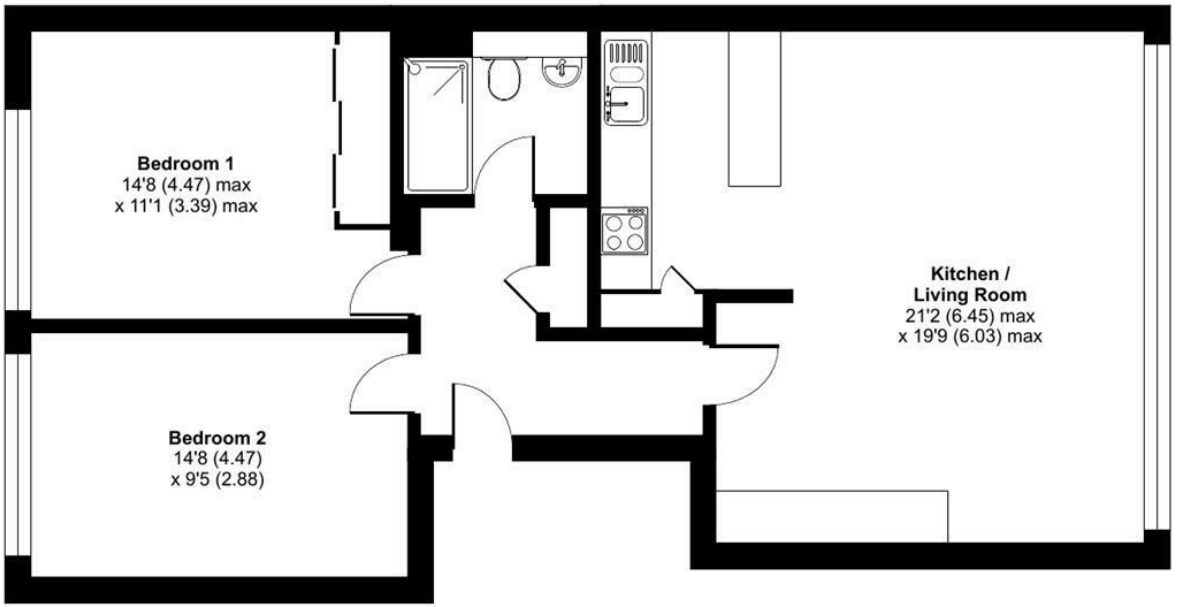




High Kingsdown, Bristol, BS2

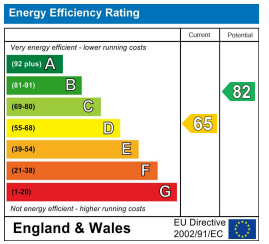
Approximate Area = 828 sq ft / 76.9 sq m

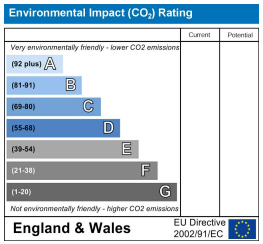
For identification only - Not to scale



FOURTH FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hollis Morgan. REF:1388997





TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered no 7275716
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

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