



1, Hamilton Court Montague Street, Kingsdown, Bristol, BS2 8NY

£250,000

Hollis Morgan - A modern and well presented 2 double bedroom apartment with patio area offered to the market with no onward chain. Private Parking

- Modern Apartment
- Two Double Bedrooms
- Open Plan Kitchen/Lounge
- Private Patio Area
- Secure Parking Space
- Central Location
- No Onward Chain

### Description

1 Hamilton Court is located on the ground floor of a popular purpose-built development which is just a short stroll away from Cabot Circus. Internally the property has been well maintained and is offered in good decorative order with a stylish finish instilled throughout.

The accommodation comprises hallway with storage cupboard, open plan living area with access to a spacious courtyard patio area perfect for "Alfresco dining" fully fitted kitchen with matching wall and base units and integrated appliances, two double bedrooms and a tiled three-piece bathroom complete with mains fed shower over, low level W.C and basin.

The flat also benefits from secure allocated underground parking.

### Location

Montague Street is located a stone's throw away from Bristol's best shops, cafes, bars, restaurants and nightlife. With Cabot Circus, the city's largest, most exciting retail development housing over 120 new stores within a short walk, and the excellent transport links of the M32, M4 and M5 and Bristol Temple Meads railway station on your doorstep.

### Other Information

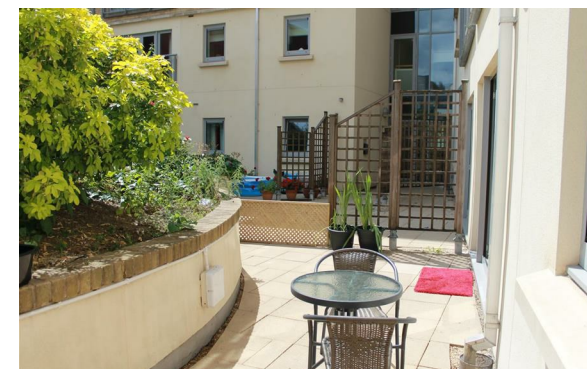
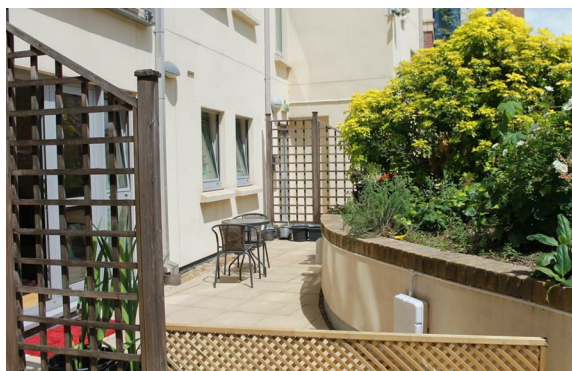
Leasehold - 110 years remaining

Management fees - £2187.12 per annum

Ground Rent - circa £200 per annum

### Please Note

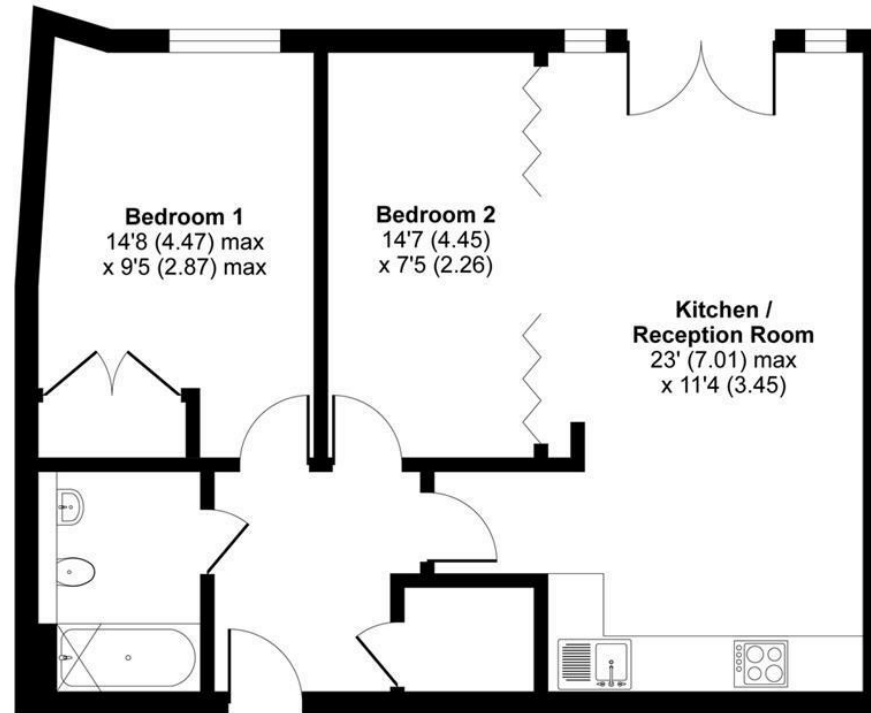
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.



# Montague Street, Bristol, BS2

Approximate Area = 681 sq ft / 63.2 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2020. Produced for Hollis Morgan. REF: 607878

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

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