estate agents **auctioneers**

hollis morgan

Flat 1, College House Orchard Street, St. Augustines, Bristol, BS1 5DX

£210,000

Hollis Morgan - A charming one bedroom apartment set on the hall floor of an attractive Georgian townhouse, in a superb central location within easy reach of Bristol UNI, Temple Meads, Broadmead & Cabot Circus. Residents parking available by application. Chain Free

- Attractive Period Building
- Hall Floor Apartment
- Central Location
- Within Easy Walking Distance of Local Amenities
- Close to Train Stations
- Open Plan
- Residents Parking Available
- Chain Free

The Property
This attractive period property is located at the end of this charming Georgian cul de sac and even with such a central location, the street and building are remarkably quiet.

The flat is situated on the hall floor of the building and is accessed via a split level entrance hall. The reception room is located at the front of the property which takes advantage of a large sash window and the southerly aspect allows for plenty of natural light. An open plan kitchen is off the living space which is generous in size and comprises; Shaker style timber wall and base units with a laminate worktop, stainless steel sink & drainer with mixer tap over, integrated dishwasher, elec hob & oven, space for fridge freezer and plumbing for washing machine.
A well proportioned double bedroom is at the rear of the property with en suite bathroom complete with mains fed shower over the bath, WC, basin, heated towel rail and underfloor heating.

Residents parking is available and there is a secure bike store in the communal hallway.

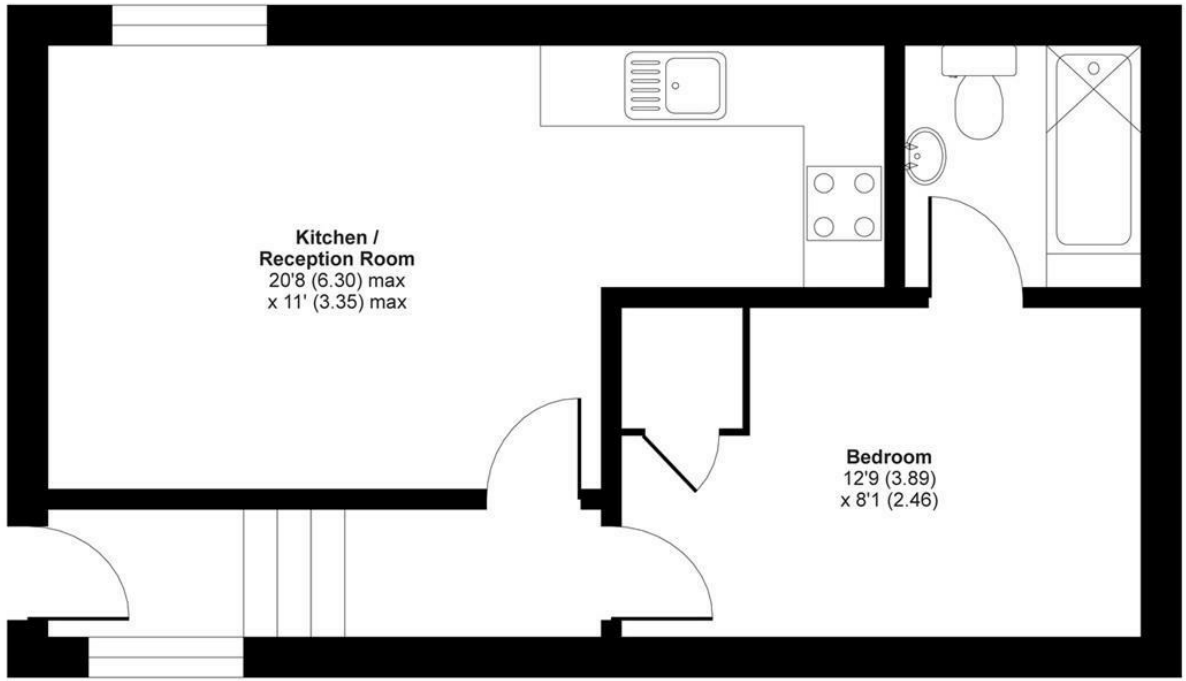
Location
Orchard Street is a picturesque cul-de-sac lined with attractive period terraces opposite College Green and surrounded by a vast range of amenities Park St & Whiteladies Road has to offer as well as the surrounding Clifton Village and City Centre.
College House is also perfectly located to take advantage of the nearby and iconic Bristol Hippodrome and Colston Hall.
Bristol Temple Meads and Clifton Down train stations are also both within easy walking distance and so provides excellent commuter / transport links in and out of the city.

The Centre is the heart of the City with constant action on offer from the Hippodrome and Colston Hall, Bristol Shopping Quarter at Cabot's Circus to the characterful Christmas Steps, Corn Street and St Nicholas Market. Nearby Millennium Square acts as a gateway to the neighbouring harbourside with its fountains and big screen as well as world class attractions such as Brunel's SS Great Britain, We The Curious, Bristol Aquarium, the Arnolfini, Spike Island, the Watershed and the M Shed.

Tenure & Management Info
Leasehold. 108 years remaining.
Ground Rent: £250 pa.
Management Fee: £1,120 pa.
Council Tax Band A

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.

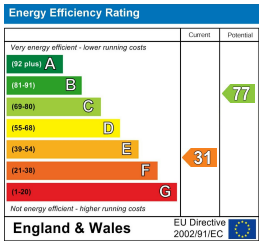
APPROX. GROSS INTERNAL FLOOR AREA 396 SQ FT 36.8 SQ METRES

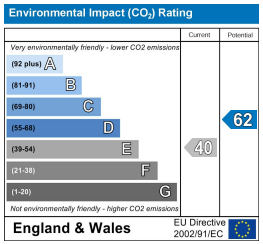


GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2019 Produced for Hollis Morgan REF : 484303





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

hollis
morgan