estate agents auctioneers

hollis morgan

Apartment 4, 10 Portland Square, Bristol, BS2 8ST

£449,999

An exceptional 1200 Sq ft Second Floor apartment on an iconic Georgian Square

- Grade II Georgian property
- Iconic Square
- Refurbished to a high standard
- Two double bedrooms
- Master with ensuite shorwer room
- Period features
- High ceilings
- No chain
- Central location

The Property
Apartment 4, at No. 10 Portland Square forms part of an exceptional Grade I* listed townhouse situated on one of Bristol's finest Georgian terraces built by Daniel Hague in the late 18th century, No. 10 underwent a major renovation around a decade ago. This meticulously restored home retains its original detailing, beautifully combined with a superior, modern finish. Tastefully presented throughout, the property boasts many period features, including sash windows, a cast iron fireplace, and impressive coved ceilings.

Accessed via a grand communal entrance, a carpeted staircase leads up to the second floor, where this remarkable property awaits. The entrance hall opens to the left into a bright and spacious open-plan reception room and kitchen. Straight ahead is the family bathroom, and to the right are two double bedrooms, with the master bedroom featuring an ensuite shower room.

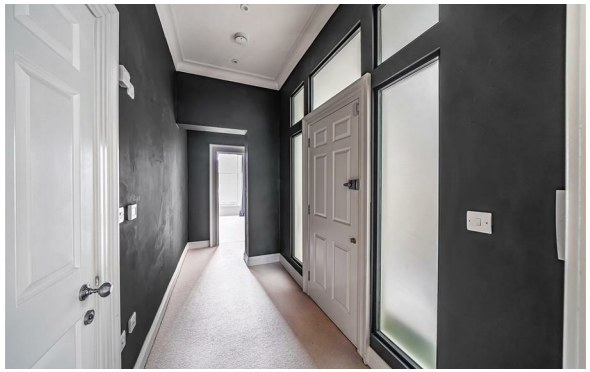
The stunning reception room, with its high ceilings, is bathed in natural light from four large sash windows fitted with wooden shutters. It also features a striking cast iron fireplace with an ornate surround. The well-appointed kitchen has been thoughtfully designed for everyday needs and sociable entertaining. Honed white granite worktops sit atop ample light grey cabinetry, housing high-end appliances such as a Neff electric hob and oven, fridge freezer, wine cooler, and integrated washing machine. The centrally positioned island provides a versatile space for either breakfast or drinks parties.

The main hallway leads to the bathroom, which features floor-to-ceiling white tiles, a three-piece suite, and a heated towel rail. At the back of the property, the spacious master bedroom serves as a perfect retreat for relaxation. a large sash window with wooden shutters fills the room with natural light. The bedroom also benefits from a beautifully fitted large ensuite shower room with underfloor heating. Adjacent the second bedroom, offers plentiful of storage with custom made-fitted wardrobes.

Location - City Centre
Portland Square is ideally positioned for access to Cabot Circus with its comprehensive range of high quality stores and individual shops literally across the road, and Bristol Bus Station, Bristol University, and the Bristol Royal Infirmary only a short walk away. 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.

Other Information
Leasehold: 250 years from 31/03/2016
Ground rent: £55pa
Management Fee: 105.12 pcm
Council Tax Band: C

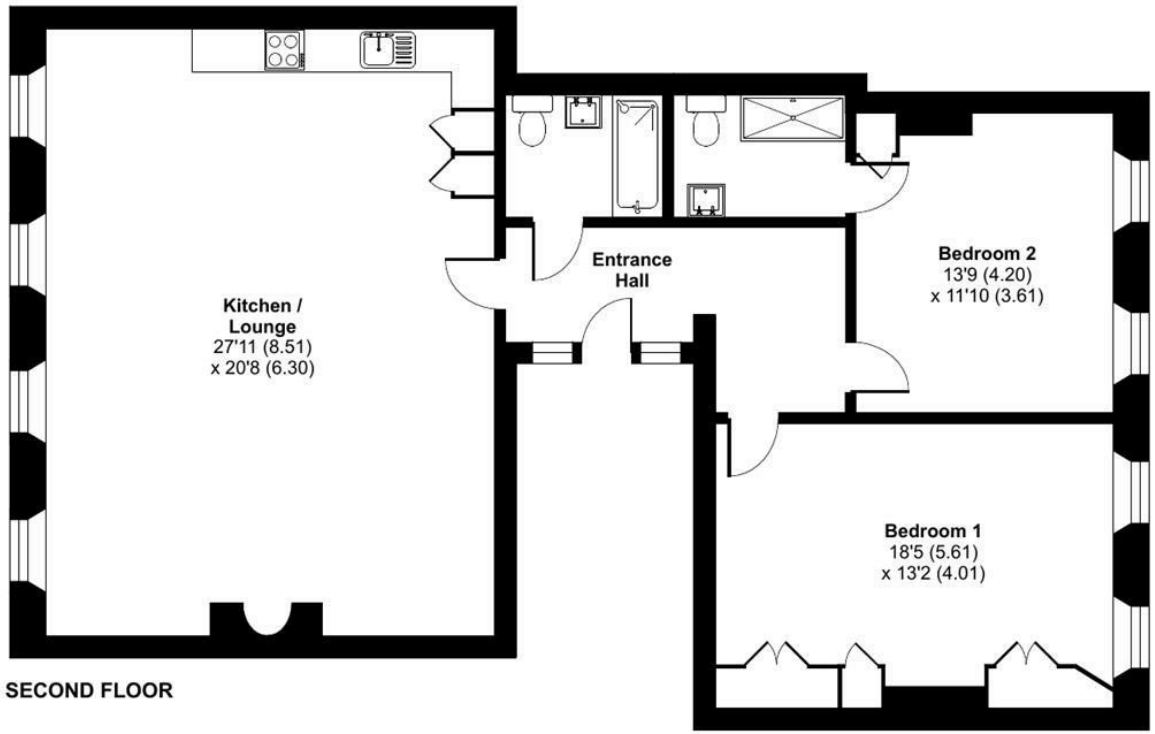
Please Note
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All 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.



Portland Square, Bristol, BS2

Approximate Area = 1216 sq ft / 113 sq m

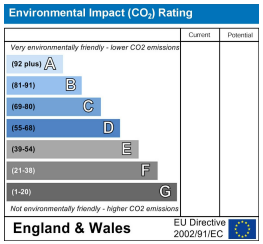
For identification only - Not to scale



SECOND FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hollis Morgan. REF: 1166626



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