

estate agents **auctioneers**



Montague Court, 17 Montague Hill South, Kingsdown, Bristol, BS2 8HS

£230,000

Hollis Morgan - A quirky split level apartment spanning 967 Sq ft, located moments from the City Centre/University. Allocated Parking.

### The Property

This spacious period apartment offers generous accommodation and although requires basic updating, would make an ideal first time purchase/investment.

The impressive reception room which features high vaulted ceilings, large storage cupboard and a charming full height sash window is situated on the upper floors. Adjacent, the modern fitted kitchen provides plenty of storage space in the matching wall and base units and also boasts, plumbing for washing machine, stainless steel sink with mixer tap, electric hob/oven with extractor over and large opening through to the living room.

There are 2 well-proportioned double bedrooms on the lower level and a family bathroom which includes; bath with electric shower, w/c & basin. In addition there is a storage cupboard and loft space.

Externally, this flat benefits from an allocated covered parking space and the residents have access to a communal lawn.

### Location

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: 1000 years from 1982

Service charges: £68.75 pcm

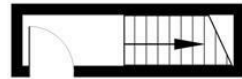
Ground rent: £1 pa

### 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.



17 Montague Court,



Ground Floor



First Floor

Total Area: 967 ft<sup>2</sup> ... 89.8 m<sup>2</sup>

All measurements are approximate and for display purposes only

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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	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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