

estate agents **auctioneers**



BF, 4 Pritchard Street, City Centre, Bristol, BS2 8RH

£245,000

Hollis Morgan - A stylish and immaculately presented lower ground floor apartment offered to the market with no onward chain.

- Moments from Cabot Circus
- Stylish Interior
- Open Plan Kitchen
- Two Double Bedrooms
- Ensuite Shower Room
- 2016 Conversion
- No Onward Chain

Description

This stylish lower ground floor apartment is positioned in a charming Victorian townhouse which was recently converted into luxury apartments. Each property has been carefully designed around the original fabric of the building, combining period detail with modern touches to create stunning apartments situated in an Historic yet extremely convenient location. Internally the related apartment briefly comprises large open plan kitchen/living room, two bedrooms, en suite shower room, family sized bathroom and utility room. An allocated parking space is also offered with the property subject to negotiation.

Location - City Centre

Pritchard Street 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.

Kitchen/Living Room

19'10 x 16'6 (6.05m x 5.03m)

Wood flooring, white gloss wall and floor cabinets, built in Neff fridge freezer, dishwasher, extractor fan, oven and hob, original sash window s to front elevation. Multiple radiators.

Hallway

Two storage cupboards housing washing machine and water tank, video intercom for back access. Radiator.

Bathroom

Tiled suite with heated towel rail, shower over bath, W.C and hand basin with storage space.

Bedroom 1

14'6 x 8'3 (4.42m x 2.51m)

Double bedroom, sash window to rear elevation, radiator.

En Suite

Single shower with tiled surround, hand basin with mirrored cabinet, W.C, tiled flooring.

Bedroom 2

8'11 x 8'4 (2.72m x 2.54m)

Sash window to rear, radiator.

Utility Room

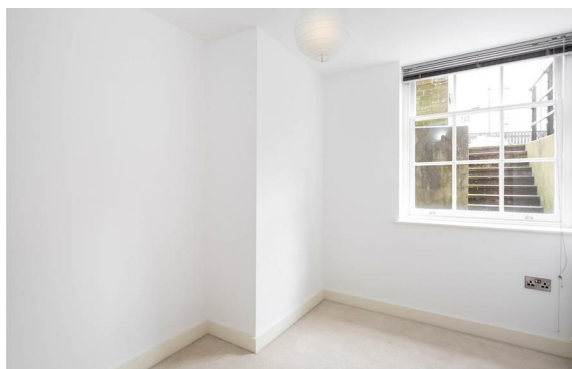
4'9 x 3'1 (1.45m x 0.94m)

Management/ Tenure information

Leasehold: Residue of 999 years

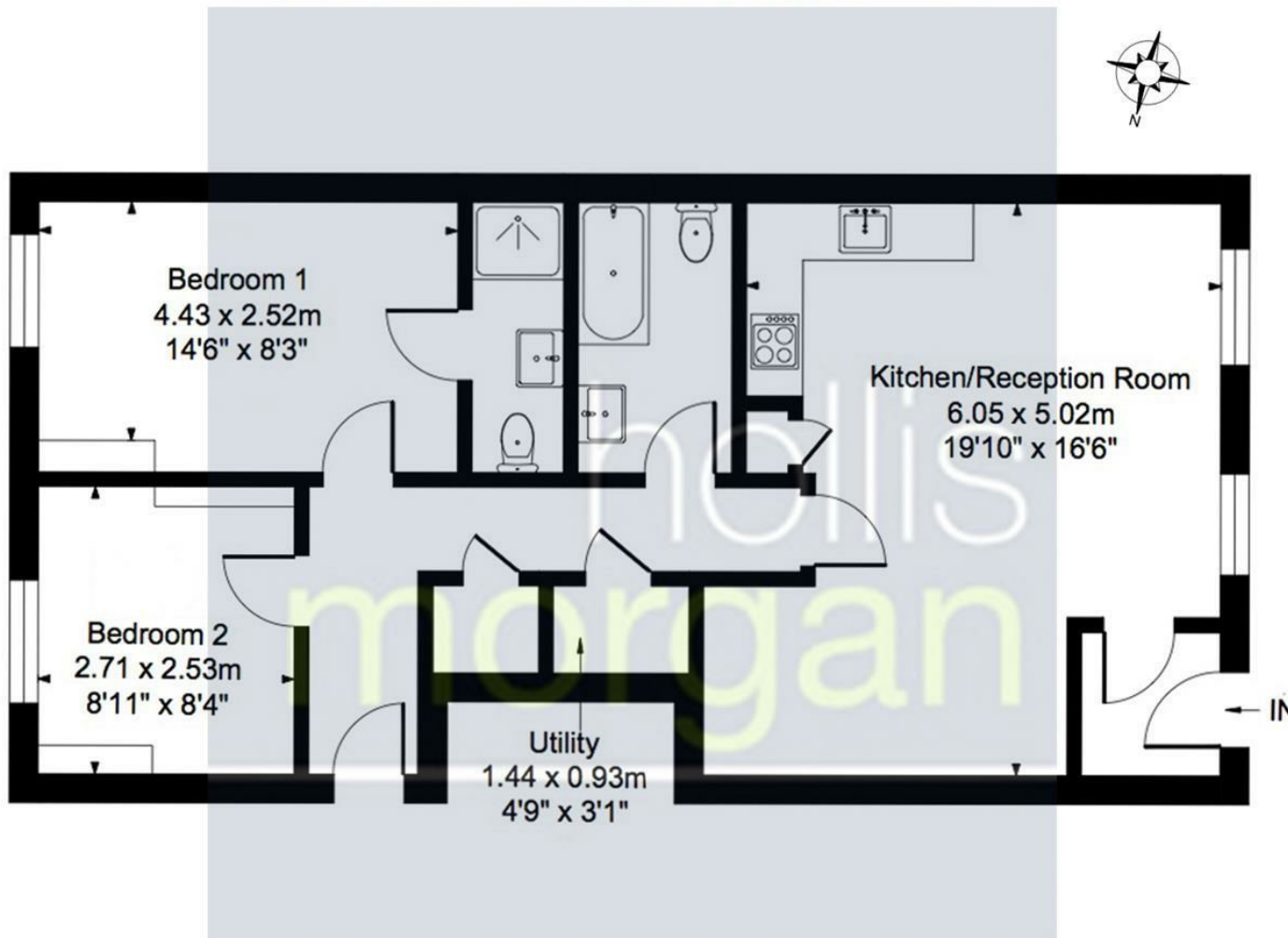
Management Charge: £85 pcm

Ground Rent: N/A



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APPROX. GROSS INTERNAL FLOOR AREA 779 SQ FT 72.39 SQ METRES



Illustrated for identification purposes only, measurements are approximate, not to scale.

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Hollis Morgan Property Limited, registered in England, registered no 7275716
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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