

estate agents **auctioneers**



**Garden Flat, 105 City Road, St Pauls, Bristol, BS2 8UL**

**£199,950**

A charming lower ground floor apartment in need of updating, complete with front and rear gardens. No Onward Chain

- Ideal first time purchase
- Fine Investment
- Great central location
- gardens at front and back
- Gas Central Heating
- Great project

### **The Property**

This one bedroom basement flat would be ideal either as a First time Buy or as an investment.

The flat occupies the whole footprint of this charming period building and benefits from its own private entrance accessible via some steps  
The property comprises a generous size bedroom with large bay window to the front, a bathroom fitted with a white 3 piece suite and finally, an open plan kitchen/living room fitted with fridge and plumbing for washing machine. A double glazed door gives access to a good size private garden.

### **Location - City Centre**

St Pauls is an inner suburb of Bristol, north of the city centre which is bordered by the M32 to the east and Stokes Croft (A38) to the west. It was developed in the early eighteenth century as one of Bristol's first suburbs and has become popular due to the location with excellent amenities on its doorstep, from the arty quarter of Stokes Croft to the popular shopping centre of Cabot Circus.

### **Other Information**

Management Company: 105 City Road Management Company  
Management Fees: £50 pcm  
Ground rent: none  
Council Tax: Band A

### **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 All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries.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.





hollis  
morgan

---