

estate agents **auctioneers**

**hollis
morgan**

Flat 6, 7 Orange Street, St Pauls, Bristol, BS2 9HG
Offers In Excess Of £275,000



A modern two bedroom apartment with balcony located in the heart Bristol

- Modern Apartment
- Two Bedrooms
- Balcony
- Built in 2019
- Fantastic Location
- Bike Storage

The Property

The apartment benefits from an impressive open plan kitchen/ living area with ample space for entertaining and a full height glazed window and door providing access to a balcony. The kitchen boasts a range of matching wall and base units, laminated worktops with tiled splash backs and a selection of integrated and freestanding appliances.

The bedrooms are comfortable double rooms with integrated wardrobes. Additional storage is provided in the form of a large cupboard via the hallway. A generously proportioned three-piece bathroom completes the internal footprint complete with shower over bath with tiled, surround and low level W.C and basin.

Furthermore, this property includes includes bike storage.

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.

Other Information

Leasehold:

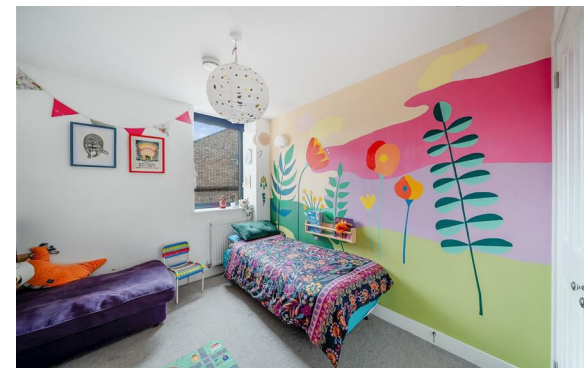
Management company:

Management Fee: £1050 PA including ground rent

Council Tax Band: A

Please Note

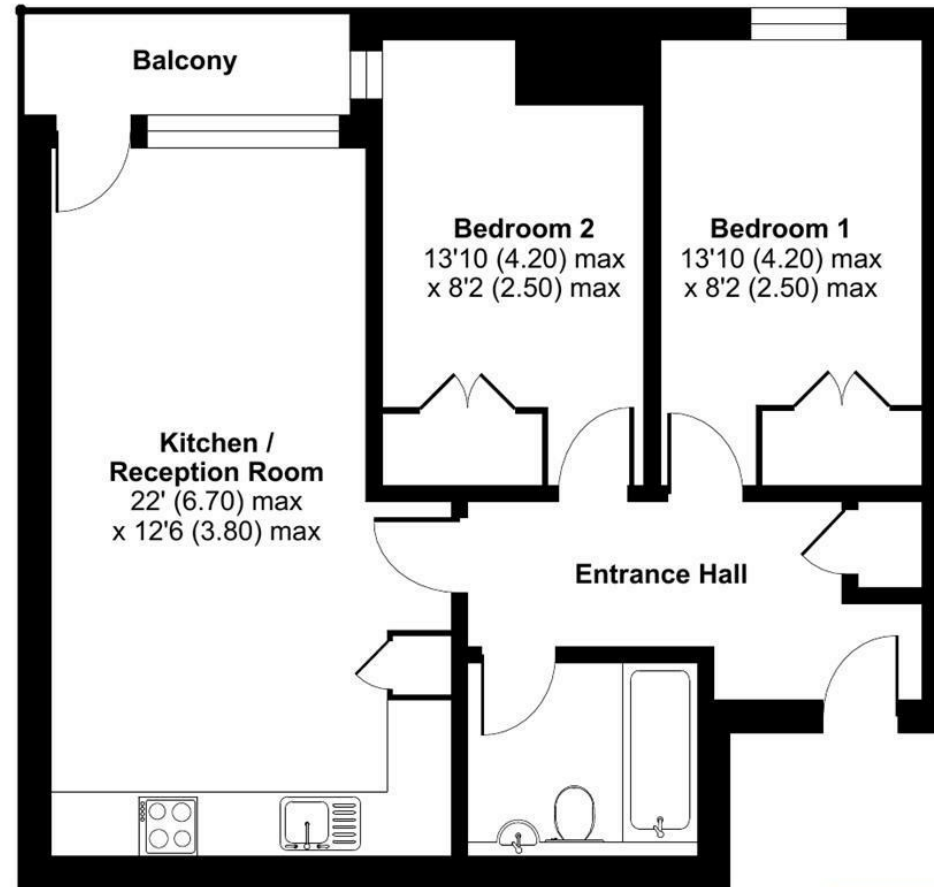
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Orange Street, Bristol, BS2

Approximate Area = 619 sq ft / 57.5 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Hollis Morgan. REF: 1158276



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

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