

estate agents **auctioneers**

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morgan**



21, Protheroes House Hobbs Lane, Bristol, BS1 5EE
£325,000

A sizable two double bedroom conversion situated in Protheroes House with no onward chain.

- Period Conversion
- Two Double Bedrooms
- Two Bathrooms
- Open Plan Kitchen
- Central Location
- No Onward Chain

The Property

The property is situated on the upper floors of the desirable Protheroes House, an 18th century Listed building which was converted into apartments in 1999, the generous accommodation (834 sq ft) offers two double bedrooms each of which benefiting from sizeable storage, a family sized three piece bathroom, modern shower room and open plan kitchen area with matching wall and base units, laminated worksurfaces with tiled splash backs, sink and electric hob and cooker with extractor fan. Further benefits include cycle store, lift access and the property is offered to the market with no onward chain.

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: 999 years from 1st January 1999
Ground rent: £25 pa
Management Fee: £220.83 pcm
Council Tax Band: C

Please Note

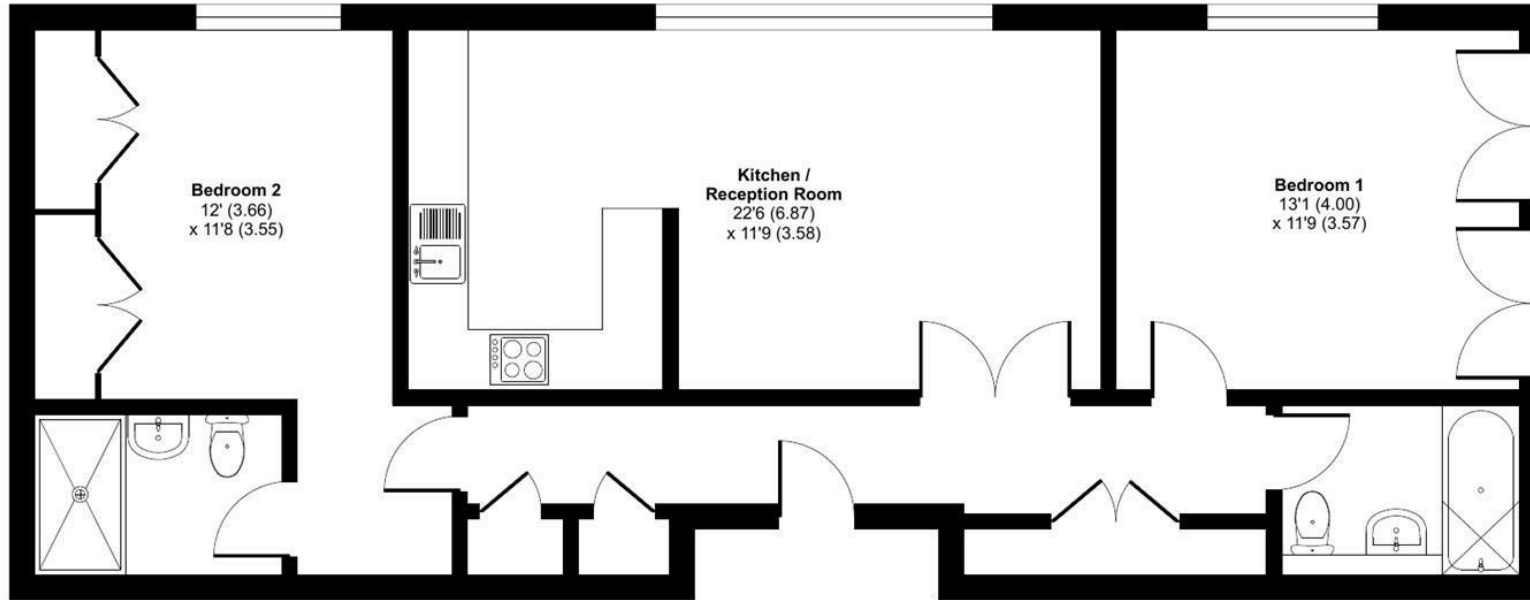
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Hobbs Lane, Bristol, BS1

Approximate Area = 834 sq ft / 77.4 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Hollis Morgan. REF:1355963



TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

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Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

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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