estate agents auctioneers

hollis morgan

78, Crown & Anchor Sweetman Place, Bristol, BS2 0JN

£220,000

A smart and well presented apartment upper floor apartment situated in a highly convenient location.

- Short walk to Temple Meads station
- Modern Development
- Large Roof Terrace
- Open Plan Kitchen / Living
- No Onwards Chain
- Bike Storage

The Property
This well presented one bedroom flat within a modern development is positioned in a great location with a variety of amenities nearby.

The property is located on the third floor in a modern purpose-built development. It benefits from an open plan kitchen / living set up with contemporary colour themes. The kitchen has an array of wall and base units for storage as well as a built-in fridge / freezer, Hotpoint oven & induction hob.

Accommodation in the flat offers a spacious bedroom that comfortably fits a double bed in addition to a built-in wardrobe, there Is also floor to ceiling windows allowing plenty of brightness into the room. Adjacent, the hallway leads to a well looked after 3-piece bathroom.

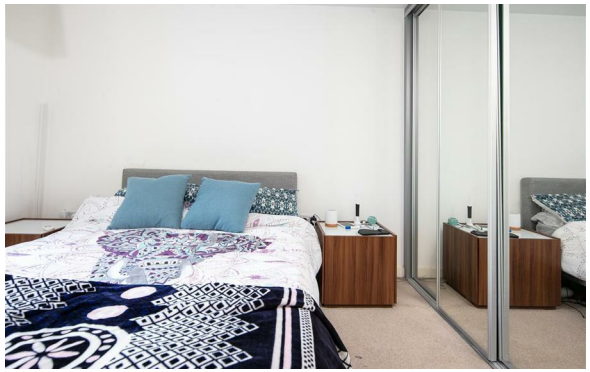
Furthermore the property has two storage cupboards, access to a large roof top terrace with city views and secure bike storage.

This property offers a fantastic opportunity to first-time buyers or investors to acquire a well located and sought after flat with great transport links.

Location
With a rich history spanning four centuries, Bristol's modern day Old Market district has a unique character built from its vibrant residents and businesses alike. You will discover an eclectic blend of vintage stores and independent shops mixed with cool cafés, bars and restaurants as well as art and music venues. On its doorstep, the bustling bars, cafés, theatres and shops of the city centre are all within easy reach and the renowned Cabot Circus shopping centre is just a short walk away and Temple Meads train station only a short 3 minute walk.

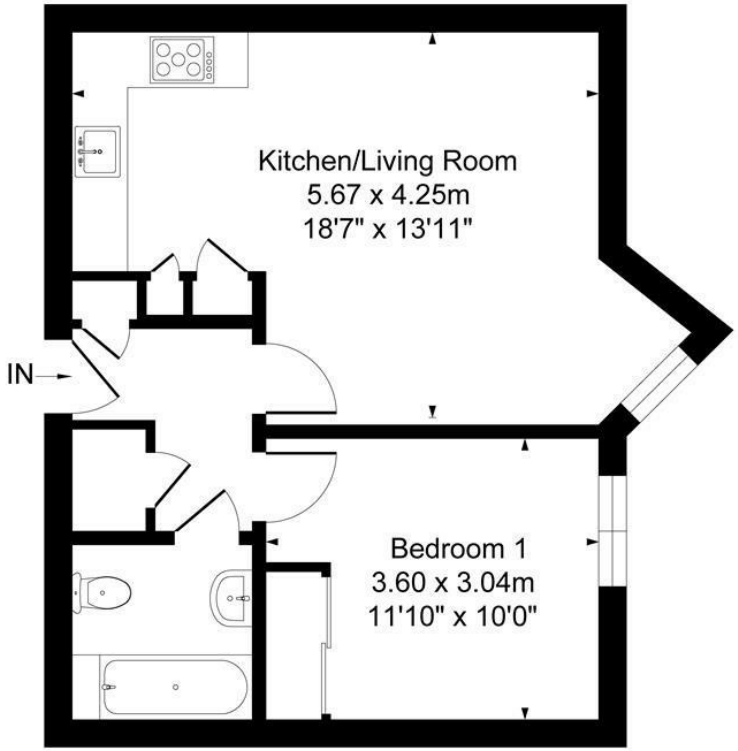
Other Information
Leasehold - 155 years from 1st January 2012
Management company: Hillcrest
Management Fee: circa £96 pcm
Ground rent: £263.56 pa
Council Tax Band: B

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.



APPROX. GROSS INTERNAL FLOOR AREA 466 SQ FT 43.31 SQ METRES

TOTAL APPROX. 466 SQ FT 43.31 SQ METRES



THIRD FLOOR

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

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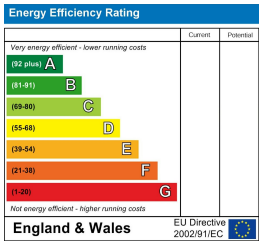

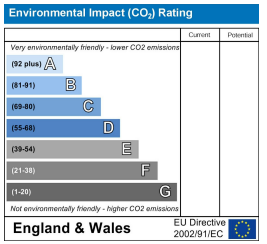

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