estate agents auctioneers

hollis morgan

18, City Space Barton Vale, St Phillips, Bristol, BS2 0LJ

£249,950

Hollis Morgan - A generously proportioned (760 sq ft) two double bedroom modern apartment located on the top floor of this stylish modern development with parking available and with no onward chain. Residents also have access to a large communal roof terrace.

- Two Double Bedroom Apartment
- En Suite Shower Room
- Modern Development
- Top Floor
- Use of Large Communal Roof Terrace
- Open Plan Living
- Gas Central Heating
- Off Road Parking Available
- Chain Free

**The Property**
A bright and spacious two double bedroom apartment located on the top floor of this modern purpose build development.

The property benefits from a sizeable open plan living space with two large dormer windows and characterful angled ceilings.
The kitchen consists of a range of white gloss wall and base units, laminated work surfaces, sink and drainer as well as a range of integrated appliances such as gas hob, electric oven, extractor hood, dishwasher and plumbing for washing machine.

Both bedrooms are generous doubles with built in wardrobes with the master further benefitting from a tiled en suite shower room.

There is a further fully tiled family bathroom with mains fed shower over bath, basin, low level WC and heated towel rail as well as a good sized storage cupboard off the hall.

**Location**
With a rich history spanning four centuries, Bristol's modern day Old Market / Barton Vale 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.

Capital of the South West and bordering the counties of South Gloucestershire and Somerset, Bristol is perfectly positioned for access to the popular sandy beaches of Devon and Cornwall to the west, the Cotswolds to the north and London to the east.

Voted 'best place to live' by The Sunday Times in 2017, the city is renowned for its rich heritage and vibrant culture. Birthplace of 'Banksy' and home to Brunel's Clifton Suspension Bridge, Bristol plays host to the Bristol Harbour Festival and Bristol International Balloon Fiesta annually, bringing excitement and colour to this already thriving modern city.

**Other Information**
Leasehold. Residue of 999 years
Ground Rent: £400 per annum
Management Fee: £600 per annum

Council Tax Band: C

**Please Note**
We endeavour to make our sales details accurate and reliable 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. 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.

**COVID UPDATE**
Following Government advice (04.01.21) the housing market will remain open during the new lockdown in England.

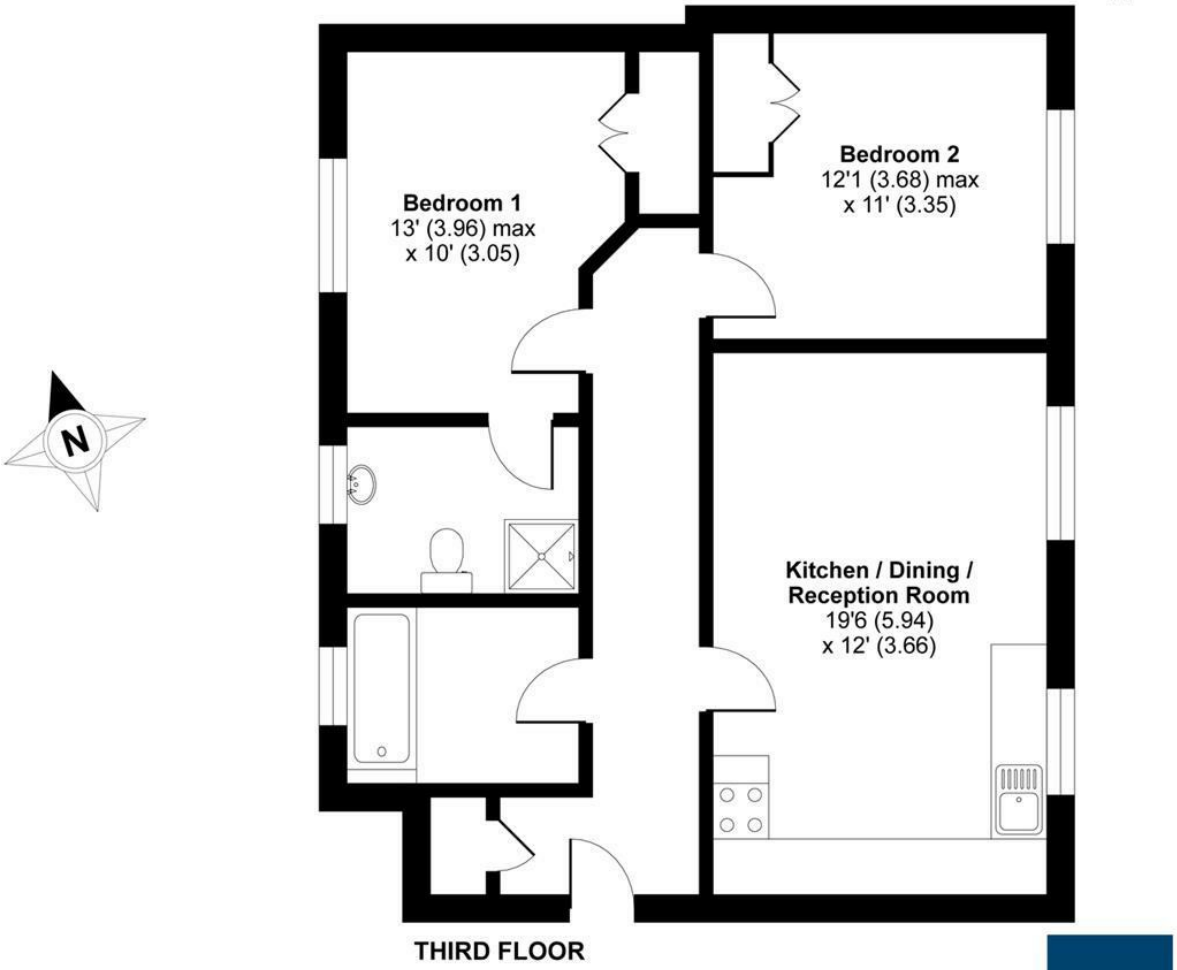
Hollis Morgan are open for viewings and valuations whilst adhering to the latest social distancing and PPE rules.

Please contact us should you have any questions.

# Barton Vale, Bristol, BS2

Approximate Area = 760 sq ft / 70.6 sq m

For identification only - Not to scale




THIRD FLOOR

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Hollis Morgan. REF: 697374

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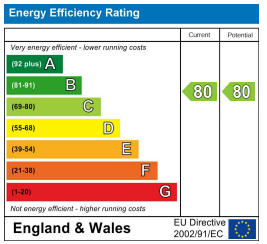


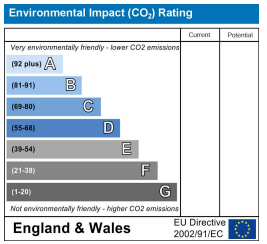



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