estate agents auctioneers

hollis morgan

**Flat 2, The Old Brewery 18 Lawford Street, Old Market, Bristol, BS2 0GF**

**£290,000**

Hollis Morgan - One of a small and exclusive collection of modern homes, this two bedroom apartment is set on the ground floor of this recently developed period building. Located in a popular and exciting part of the city, short walks from all the amenities found locally, in the City Centre and a stones throw from Bristol Temple Meads.

- Recent Development
- Chain Free
- Two Double Bedrooms
- Open Plan Living
- High End Finish
- Private Entrance
- Shared Courtyard
- Remainder of 10 Year New Homes Warranty
- Residents Permit Parking Available

**The Property**
The Old Brewery has been sympathetically renovated in a modern and elegant style, creating a mix of well-appointed apartments.

The flat is accessed via a private entrance off a safe and secure large patio courtyard, shared only with one other.
The living area is a bright and generous space with ample room for both eating and sitting with wood effect Amtico flooring throughout.
A sizable and well appointed kitchen occupies a separate area away from the main living space and offers plenty of storage in a range of white gloss handle-less wall and base units finished with a white marble effect laminated work surface as well as a range of integrated appliances including, ceramic hob, stainless steel extractor hood, stainless steel oven, dishwasher and fridge.

Both bedrooms are comfortable doubles with the master further benefiting from bespoke integrated wardrobe.

A modern and spacious shower room completes the internal accommodation and is finished with an electric shower in walk in corner cubicle, basin with vanity storage, low level WC, heated towel rail and 'Porcelanosa' floor and wall tiles.

The property also has the added bonus of shared courtyards, bike storage and the remainder of the original 10-Year ICW (New Homes) Warranty.

**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.

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. 123years remaining
Ground rent: £245 per annum
Management Fee: £135pcm

Council Tax Band: B

**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.

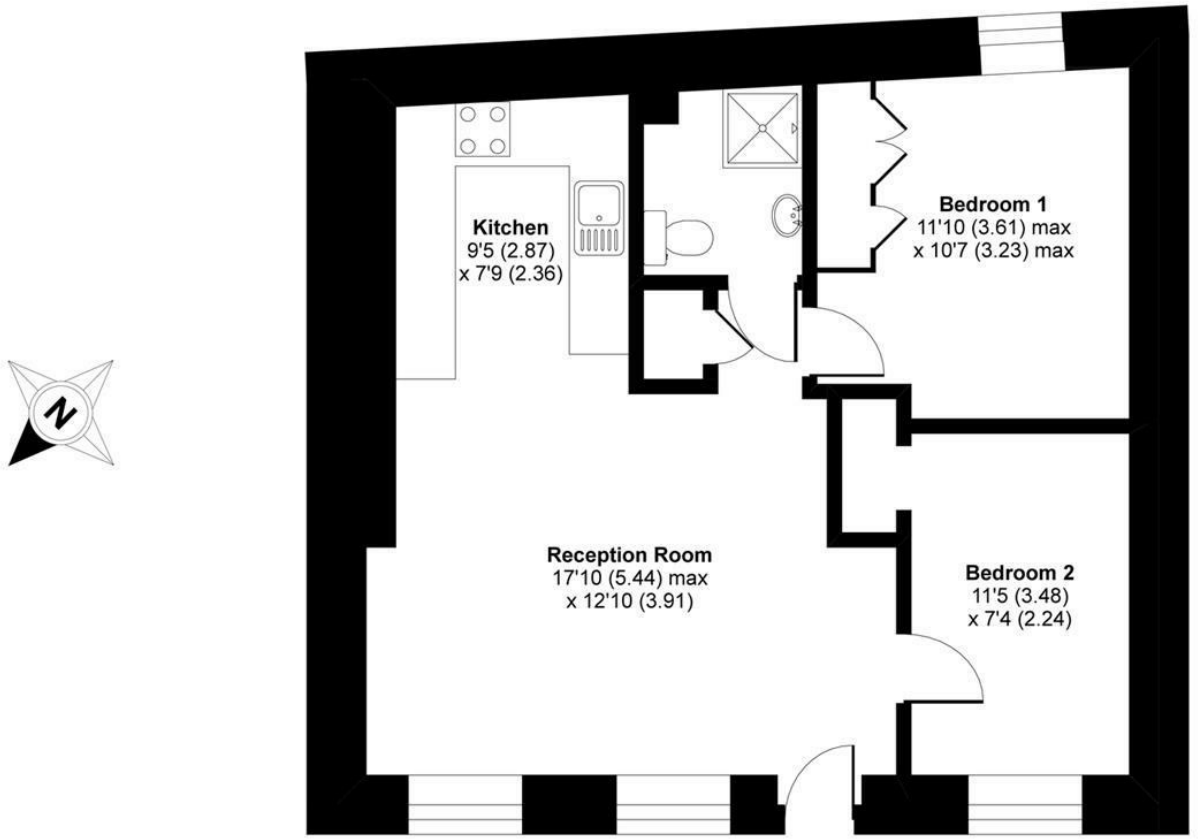
Please contact us should you have any questions.

**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.

# Lawford Street, BS2

Approximate Area = 580 sq ft / 54 sq m

For identification only - Not to scale

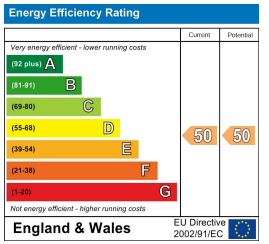


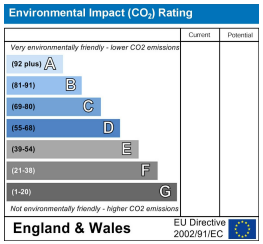

**GROUND FLOOR**

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: 685714





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

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



Hollis Morgan Property Limited, registered in England, registered no 7275716
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

hollis
morgan