**Flat P, Taylors Bank Tailors Court, City Centre, Bristol, BS1 2EU**

**£180,000**

This one bedroom apartment occupies part of the first floor of this impressive and unique Georgian building located in the heart of Bristol's historic walled City Centre.

- Central location
- Grade II Listed
- Ideal for first time buyer or investor
- Secondary glazing
- Recently decorated
- Quiet Street

**The Property**

This one bedroom apartment occupies part of the first floor of this impressive and unique Georgian building located in the heart of Bristol's historic walled City Centre.

Internally the property comprises a good sized open plan kitchen and living space with a period style fire place, high ceilings and attractive sash windows.
There is generous double bedroom accessible via the hallway.
Finally, the bathroom completes the accommodation and features a shower cubicle, basin and WC.

Due its prime location within easy access to the City's range of retail outlets, cafes, bars and restaurants as well as the impressive transport links and the university buildings, the property makes an ideal first time purchase, investment, student accommodation or central Pied à Terre.

**Location - City Centre**

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 2002 (980 years remaining)
Management Fee: £178.00 pcm
Management Company: Andrews Leasehold Management
Ground Rent: £384.00 per annum

Council Tax Band: C

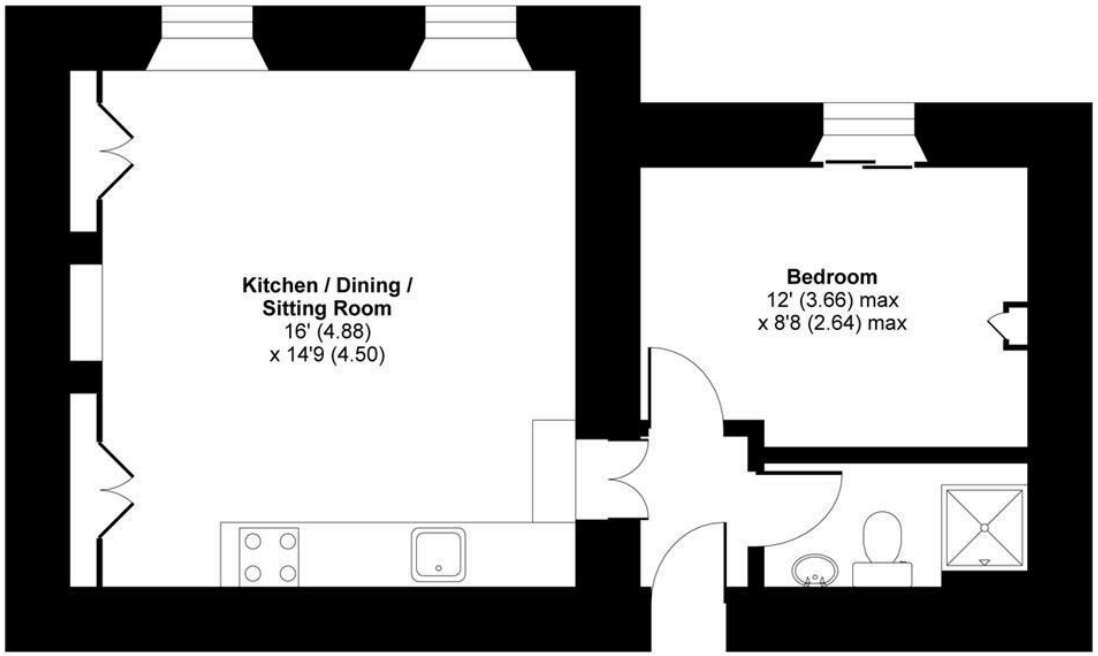
**Please Note**

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.

# Tailors Court, Bristol, BS1

Total = 431 sq ft / 40 sq m

For identification only - Not to scale

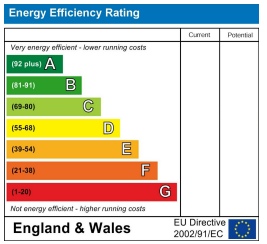


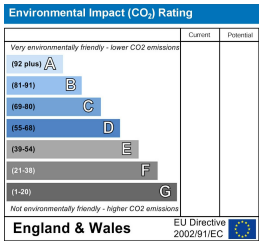

**FIRST FLOOR**

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: 786390





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