estate agents auctioneers

hollis morgan

Flat 1, Walsden House Thomas Street, Bristol, BS1 3RB

Offers In Excess Of £189,500

A stylish and unique ground floor apartment with private entrance, situated yards from the Vibrant Gloucester Road. Highly Energy efficient with No Onward Chain

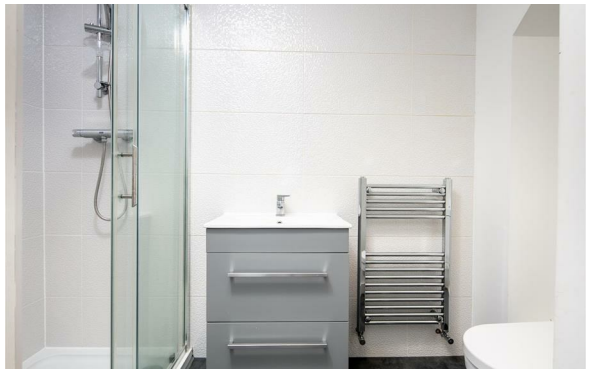
- Ideal Investment / FTB
- Purpose Built
- Private Entrance
- Stylish Finish
- Gas Central Heating
- No Onward Chain
- Secure Bike Storage

The Property
Occupying the ground floor of this purpose built development No 1 Walsden house has been tastefully finished throughout and offers generous accommodation spanning 530 sq ft. Access is gained via a private entrance which opens into a sizeable lounge area and open plan kitchen comprising matching wall and base units with laminated worktops, tiled splash backs and integrated appliances. A spacious double bedroom occupies the rear footprint with a contemporary finished bathroom suite located adjacent, complete with mains fed shower with tiled surround, low level W.C and wash basin. There is also a airing cupboard which houses a gas combination boiler.

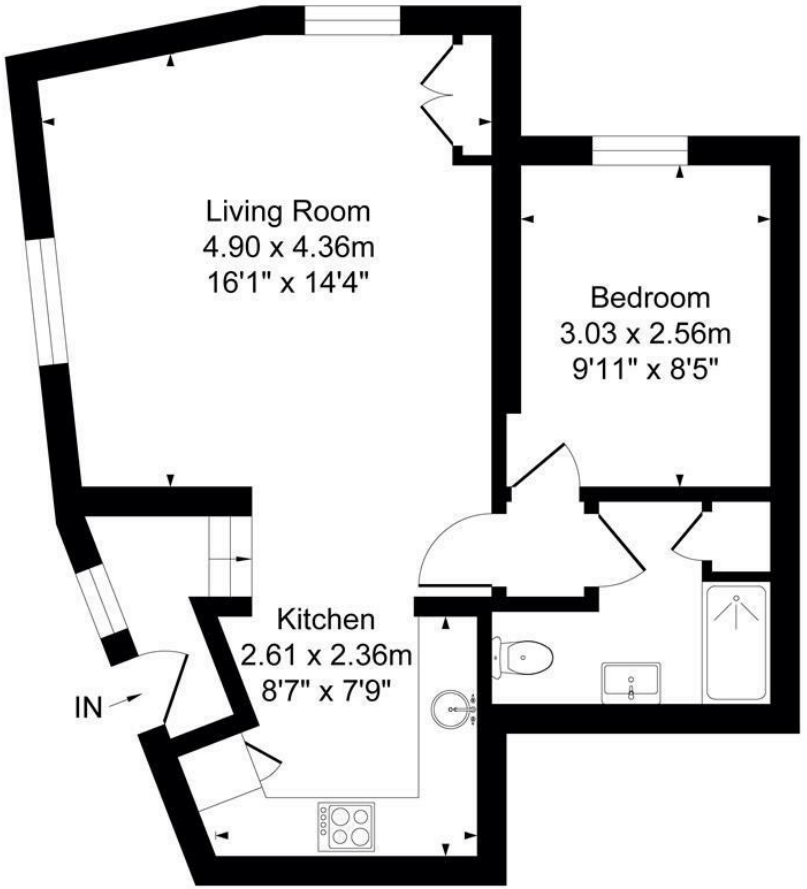
Location
The property occupies a prominent position within the popular suburb of Stokes Croft. An array of amenities and services are all within close proximity including independent retailers, convenience stores, pubs, bars, cafes and restaurants. Bristol City Centre, The University of Bristol and Bristol Royal Infirmary are all within walking distance of the property.

Further Information
Tenure: Leasehold - 999 years
Service charges: £1,250 pa

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 All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries.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.

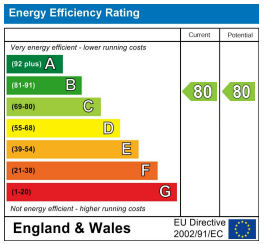


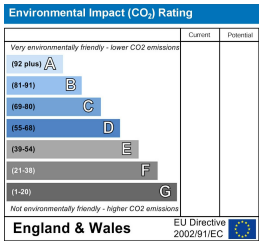
APPROX. GROSS INTERNAL FLOOR AREA 530 SQ FT 49.21 SQ METRES



GROUND FLOOR

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





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