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**Flat 5, 143 St. Michaels Hill, Kingsdown, Bristol, BS2 8DB**

**£240,000**

Hollis Morgan - Occupying the second floor of this charming Grade II Listed Georgian Terrace this one bedroom flat would make an excellent first time buy or investment.

- Fantastic location
- Grade II Listed Georgian building
- Gas central heating
- Minutes from Bristol university and the BRI
- Chain free

### The Property

This charming, Grade II Listed Georgian terrace occupies the second floor of the building situated in a highly sought-after location, just a short stroll from both Bristol University and the BRI.

The property boasts a spacious, light-filled living and dining area, enhanced by two large sash windows that flood the room with natural light. The contemporary kitchen comes complete with integrated appliances, including a gas hob, electric oven, extractor fan, and fridge freezer. The sleek black worktops are complemented by maple-coloured wall and base units, and the kitchen offers ample space for a dining/living area.

The well-proportioned double bedroom offers plenty of room for wardrobes and drawers, and, like the rest of the property, benefits from an abundance of natural light through two sash windows. A convenient fitted wardrobe provides additional storage space. The modern shower room is beautifully finished with marble-effect tiles, featuring a double walk-in shower cubicle, hand basin, heated towel rail, and WC.

This property offers a wonderful combination of period features and modern living, ideal for those looking for a comfortable and stylish home in a prime location.

### The Location

St Michael's Hill is located in the heart of Kingsdown within close proximity to both the University of Bristol and the Bristol Royal Infirmary. The property is ideally suited for access to Whiteladies Road (0.3 miles), Gloucester road (0.75 miles) and the City Centre (1 Mile) whilst Redland Green train station is located with a quarter mile. " St Michaels hill" with its eclectic range of shops and amenities is within a hundred yards.

### Other Information

Leasehold: 999 years from 29/09/2013

Circa: £60 pa

Management Fee: £153.71 pcm

Council Tax Band: B

### Please Note

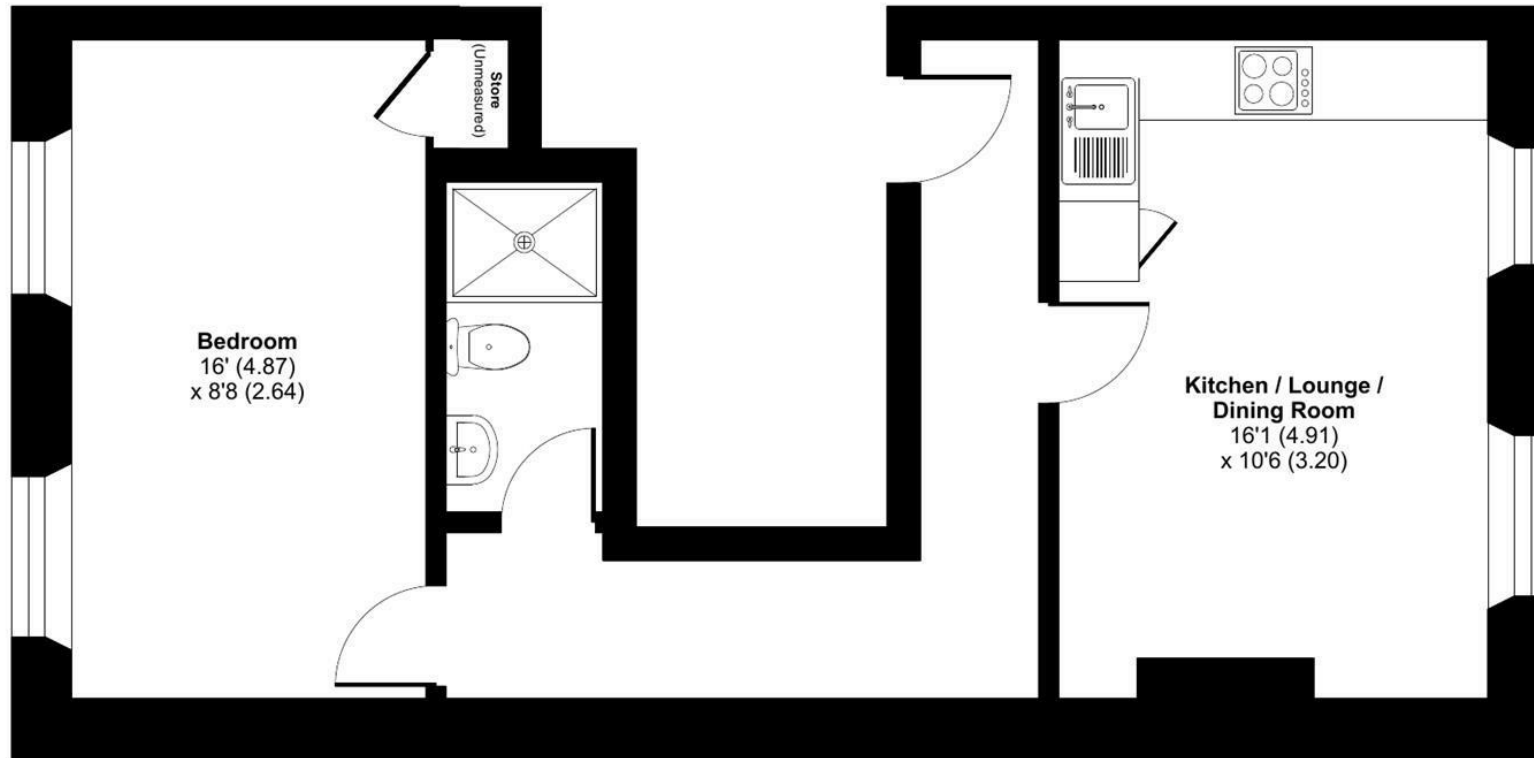
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# St. Michaels Hill, Bristol, BS2

Approximate Area = 444 sq ft / 41.2 sq m

For identification only - Not to scale



## SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\che.com 2025. Produced for Hollis Morgan. REF: 1236890



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
71	79		

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	

England & Wales EU Directive 2002/91/EC

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