

estate agents **auctioneers**

hollis
morgan



Flat 4, 131A Raleigh Road, Southville, Bristol, BS3 1FL

£275,000

A stylish and spacious 1 bedroom apartment with additional living room /study located moments from North Street.

- Constructed in 2018
- Additional living room/study
- Anthracite Double Glazed Windows
- Electric Heating
- Kitchen/Lounge
- First Floor Apartment
- Bike Store

The Property

Situated on the first floor of the recently constructed “ Wills Yard” development this modern apartment offers light and airy 600 sq ft accommodation complete with open plan kitchen which include integrated dishwasher, washer/drier and fridge freezer not to mention stone worksurfaces and a range of handle less matching wall and base units, the lounge area offers LVT flooring and full height windows to front elevation. A tiled three piece bathroom suite and a spacious double bedroom plus additional study /living area complete the footprint.

Location

Southville offers the flourishing independent shops, bars and restaurants of North street and is in close proximity to Wapping Wharf and Bristol Temple Meads train station. A vast array of well-respected schools are nearby.

This property has easy access to Bristol City Centre, Bristol International Airport, Ashton Court Estate and the Bristol Link Road.

Other Information

Management Charge - £1,157.12 per annum

Management Company - HML Property Management Ltd

Ground Rent - £200.00 per annum

Lease information - Residue of 999 years as of 2019

Please Note

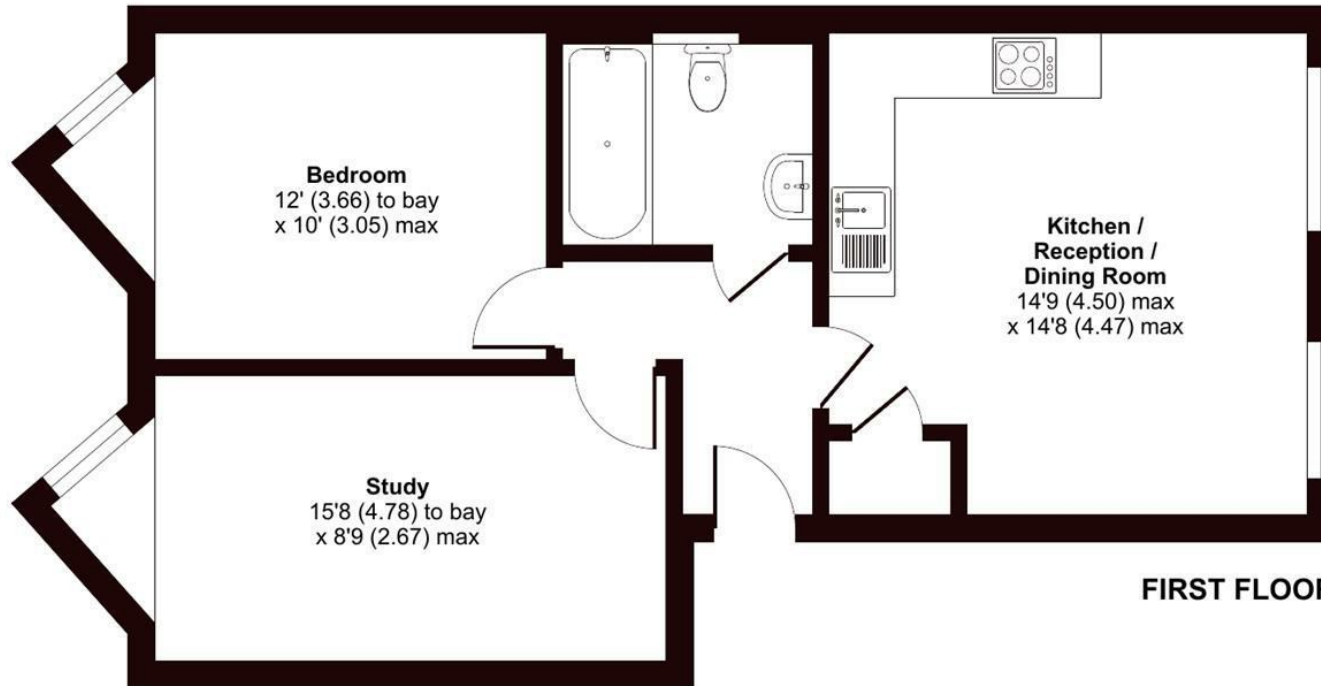
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries.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.



Raleigh Road, Bristol, BS3

Approximate Area = 612 sq ft / 56.8 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hollis Morgan. REF: 844889



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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

hollis
morgan
