estate agents auctioneers

hollis morgan

2, Colston Court Berkeley Road, Bishopston, Bristol, BS7 8HX

£275,000

A practical and extremely well located purpose built apartment with garage, offered to the market with no onward chain.

- 2 Bedroom Flat
- Walking Distance to Gloucester Road
- No onward Chain
- Garage
- Communal Gardens
- Close to local Amenities
- Double Glazing

The Property
Located at the bottom of a quiet and peaceful cul-de-sac, set in the desirable area of Bishopston just a short walk from Gloucester Road.
The apartment benefits from being on the ground floor with a private front door entrance, alongside outlooks over the communal gardens which is laid to lawn with various flower beds / planters.

Within the property you have 2 bedrooms with wooden flooring and fitted with built in wardrobes.
The bathroom is a generous size accustomed with a 3 piece suite , bath with overhead shower , tiled flooring.
The living space is bright and open with welcoming views of the gardens. The kitchen is adjacent equipped with a built in ‘Hotpoint’ oven and electric hob, tiled splashbacks, space for washing machine and potential to install a dishwasher.

Location
The property is located on one of Bishopston's most sought after locations close to the independent shops, cafés and restaurants lining the popular Gloucester Road yet within 0.7 miles of Redland Green Secondary School and in close proximity to both Bishop Road and St Bonaventure Primary Schools.

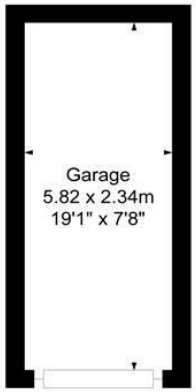
Further Information
Management Company - Colston Court Management Ltd
Management Fee - £40 PCM
Leasehold - 998 Years remaining

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 All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries.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

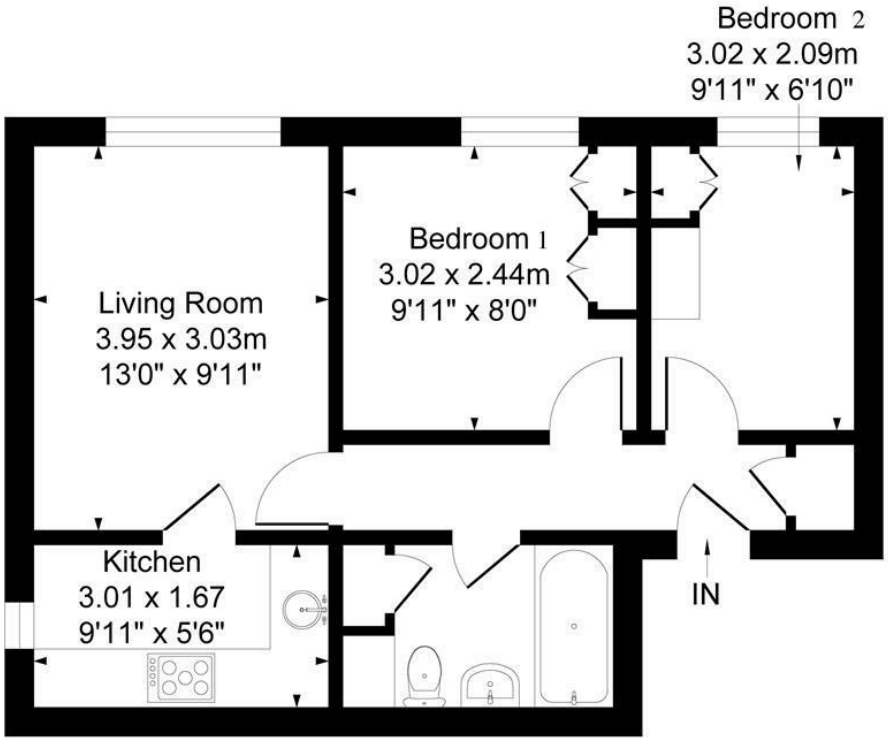
APPROX. GROSS INTERNAL FLOOR AREA 623 SQ FT 57.79 SQ METRES

TOTAL APPROX. 476 SQ FT 44.18 SQ METRES

TOTAL APPROX. 147 SQ FT 13.61 SQ ME



GARAGE



GROUND FLOOR

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

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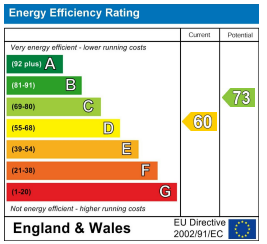

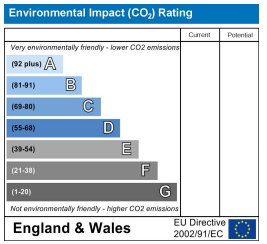

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