

estate agents **auctioneers**

**hollis  
morgan**

6, City Space Barton Vale, St Phillips, Bristol, BS2 0LJ  
£340,000

Hollis Morgan - A substantial and generously proportioned (1,150 sq ft) three double bedroom modern apartment located on the first floor of this stylish modern development. Further benefits include two private balconies, en suite, allocated parking and no onward chain.

- Three Double Bedrooms
- En Suite Shower Room
- Modern Development
- First Floor
- Spacious Throughout - 1,150sq ft
- Two Private Balconies
- Allocated Off Road Parking
- Chain Free

### **The Property**

A bright and spacious three bedroom apartment located on the first floor of this modern purpose build development.

The property benefits from a sizeable open plan living space with two virtually full height double glazed windows and access to a private balcony.

The kitchen is still open to the living space but is neatly tucked away and consists of a range of white gloss wall and base units, laminated work surfaces, sink and drainer as well as a range of integrated appliances such as gas hob, electric oven, extractor hood, dishwasher and plumbing for washing machine.

All three bedrooms are generous doubles with the master further benefitting from a tiled en suite shower room and access to an additional private balcony space.

There is a further fully tiled family bathroom with mains fed shower over bath, basin, low level WC and heated towel rail as well as a good sized storage cupboard off the hall. Externally there is an allocated off road parking space.

### **Location**

The property is located on Barton Road within a popular residential suburb, Local amenities and services are all within close proximity including independent retailers, bars, pubs and cafes. Bristol Temple Meads railway station is within walking distance as well as the Cabot Circus retail complex.

### **Other Information**

Leasehold. Residue of 999 years

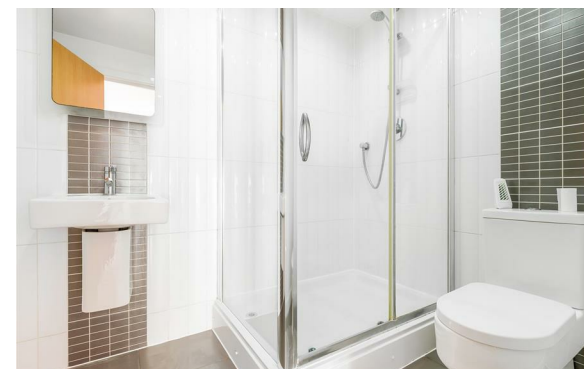
Ground Rent: £400per annum

Management Fee: £600 per annum

Council Tax Band: D

### **Please Note**

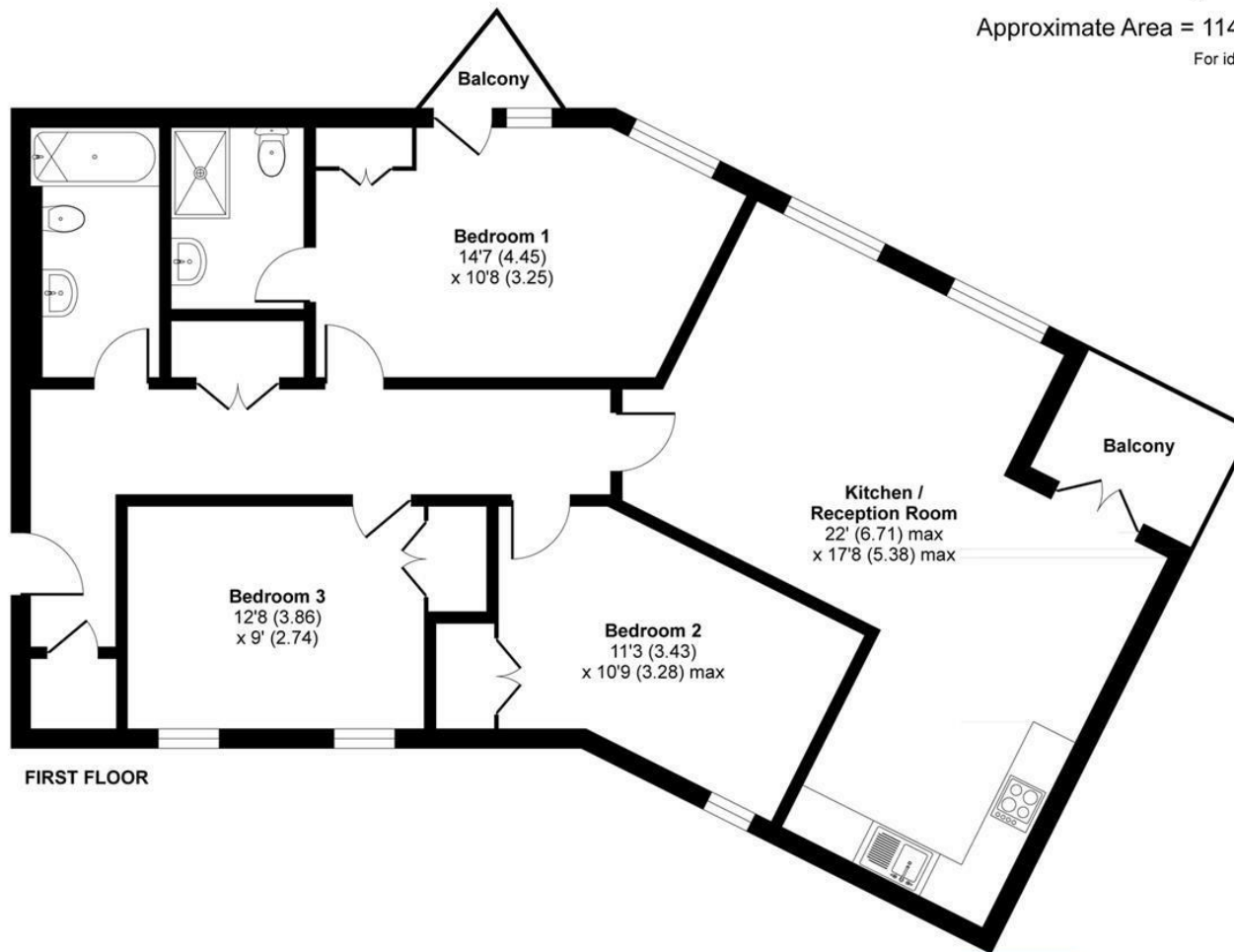
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.



# Barton Vale, Bristol, BS2

Approximate Area = 1144 sq ft / 106.3 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 2020. Produced for Hollis Morgan. REF: 672380



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Hollis Morgan Property Limited, registered in England, registered no 7275716  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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

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