estate agents auctioneers

hollis morgan

46b City Road, St Paul's, Bristol, BS2 8TX

£200,000

Hollis Morgan - Located with short walks of both the City Centre and the vibrant Stokes Croft, this charming one bedroom apartment has been immaculately finished and would make a perfect first time purchase.

- First Floor Flat
- One Double Bedroom
- Well Appointed
- Modern Finish
- Great Location
- Ideal First Time Purchase
- Fine Investment
- Gas Central Heating

The Property
A well presented and bright apartment located on the first floor of this charming period building.

The property comprises a well appointed modern kitchen with generous amounts of storage in matching Shaker style wall and base units, laminated work surfaces, gas hob with extractor over, electric oven, stainless steel sink and drainer with mixer tap over and tiled surrounds.

The living space benefits from a large double glazed window which provides a pleasant leafy outlook as well as cleverly in built storage and shelves in the chimney breast recesses.

There is a large double bedroom and completing the accommodation is a well finished shower room with large walk in cubicle with mains fed shower, basin, WC, heated towel rail and tiled walls and floor.

Location
St Pauls is an inner suburb of Bristol, north of the city centre which is bordered by the M32 to the east and Stokes Croft (A38) to the west. It was developed in the early eighteenth century as one of Bristol's first suburbs and has become popular due to the location which has everything on its doorstep, from the arty quarter of Stokes Croft to the popular shopping centre of Cabot Circus.

The Centre is the heart of the City with constant action on offer from the Hippodrome and Colston Hall, Bristol Shopping Quarter at Cabot's Circus to the characterful Christmas Steps, Corn Street and St Nicholas Market. Nearby Millennium Square acts as a gateway to the neighbouring harbourside with its fountains and big screen as well as world class attractions such as Brunel's SS Great Britain, We The Curious, Bristol Aquarium, the Arnolfini, Spike Island, the Watershed and the M Shed.

Other Information
Leasehold. Residue of 999 years
Ground Rent: £20 per annum
Management Fee: £75 pcm

Council Tax Band: A

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.

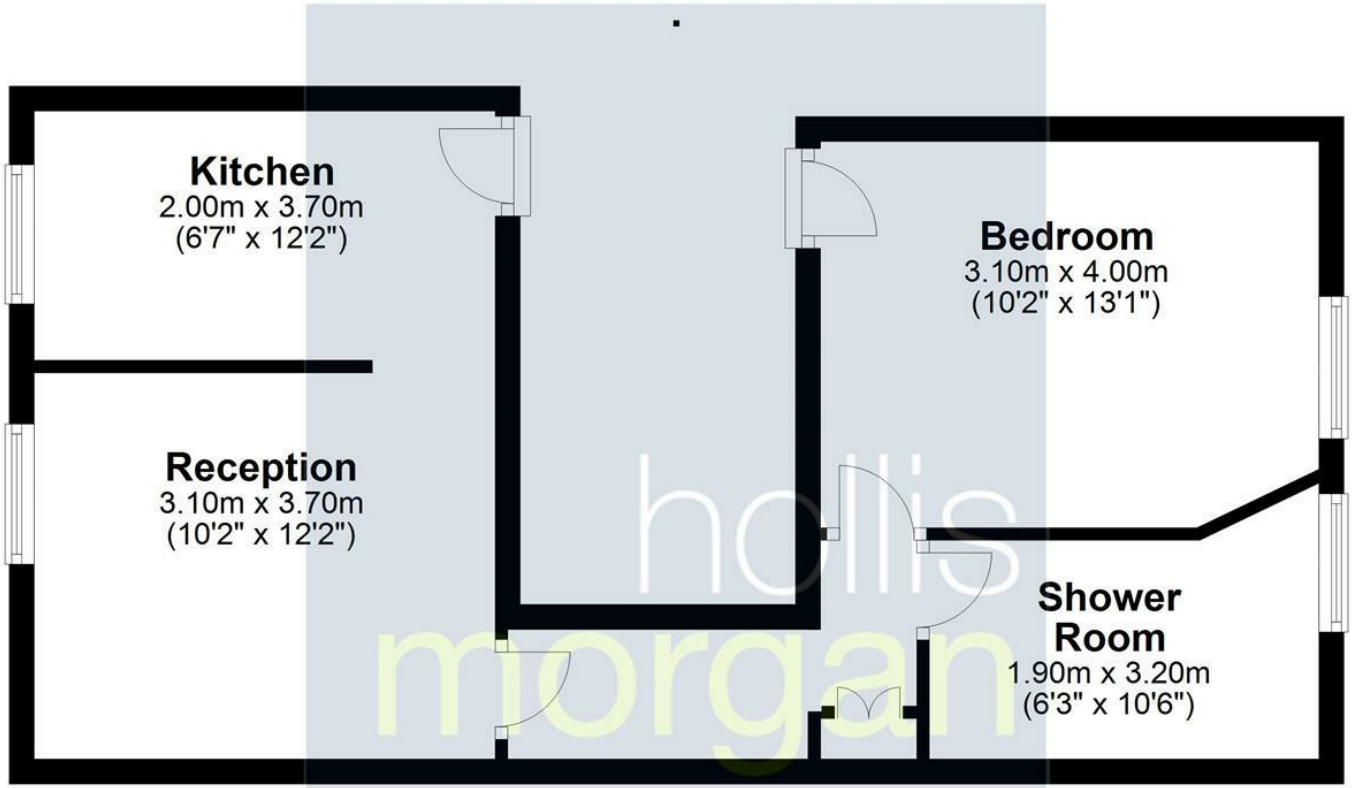
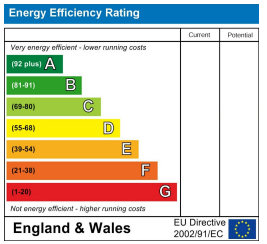
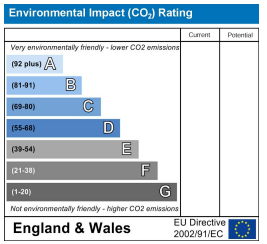


Illustration for identification purposes only, measurements are approximate, not to scale.
This plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed.

Floorplan Produced by Westcountry EPC
Plan produced using PlanUp.





e-mail: post@hollismorgan.co.uk www.hollismorgan.co.uk
9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: 0117 973 65 65
Hollis Morgan Property Limited, registered in England, registered 7275716. Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

hollis
morgan