estate agents auctioneers

hollis morgan

Flat 3, Henderson House Dove Street South, Kingsdown, Bristol, BS2 8JA

£250,000

A well presented and modern two double bedroom apartment with no chain.

- Purpose built apartment
- Moments from Gloucester Road
- Close proximity to the city centre
- Bright and Spacious
- Modern kitchen & bathroom
- No onwards chain
- First floor apartment
- High energy rating (EPC - B)

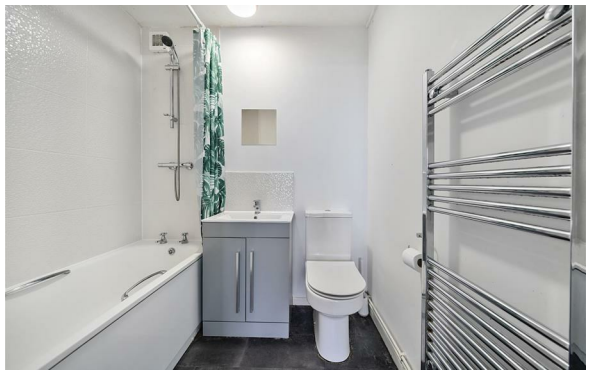
**The Property**
Located on the first floor of this modern purpose-built block, the property boasts a spacious living area with large windows that flood the room with natural light. Just off the living area, there is a separate kitchen featuring soft wooden tones and 'marble effect' laminate worktops. The kitchen includes an oven, hob, space for a washing machine, and a free-standing fridge/freezer.

On the opposite side of the property, you'll find two sizeable bedrooms and a well-appointed three-piece bathroom adjacent. Additional features of the property include a large storage cupboard, ideal for utilities such as a tumble dryer.

**Location**
The property occupies a prominent position within the popular suburb of Stokes Croft. An array of amenities and services are all within close proximity including independent retailers, convenience stores, pubs, bars, cafes and restaurants. Bristol City Centre, The University of Bristol and Bristol Royal Infirmary are all within walking distance of the property.

**Further Information**
Leasehold Info - 999 years
Ground rent: none
Service charges: circa £583 pa.

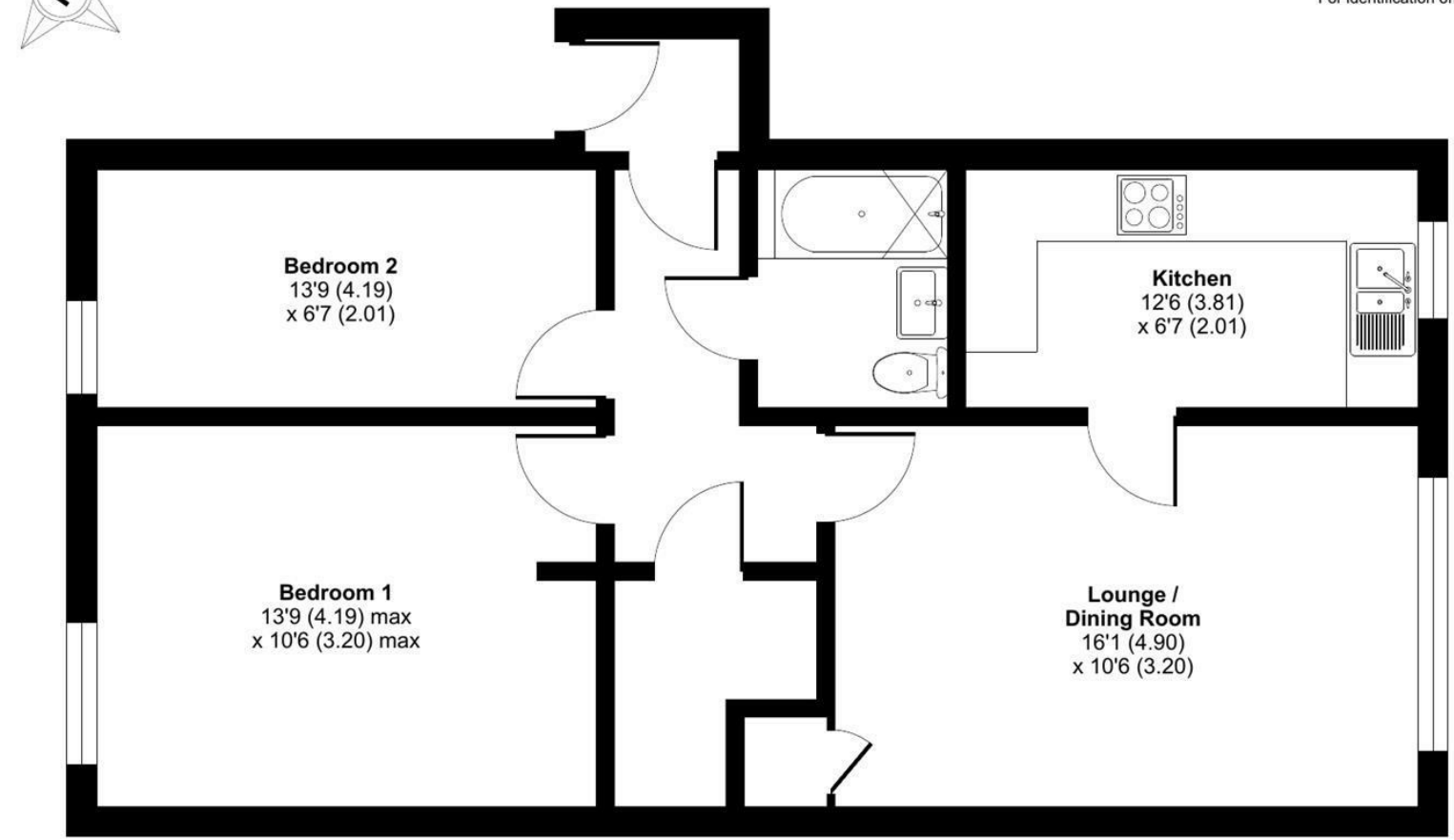
**Please Note**
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries.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



# Dove Street, Bristol, BS2

Approximate Area = 655 sq ft / 60.8 sq m

For identification only - Not to scale

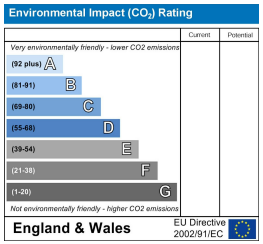



**THIRD FLOOR**

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hollis Morgan. REF: 1115976





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