

## Flat 60, Hamilton Court Montague Street, City Centre, Bristol, £180,000



- Modern Apartment
- Open Plan Living Accomodation
- Juliet Balcony
- Three Piece Bathroom Suite
- Ideal Investment/First Time Purchase
- No Onward Chain

Hollis Morgan - A smart and tastefully finished modern apartment with open plan living and juliet balcony

# Flat 60, Hamilton Court Montague Street, City Centre, Bristol, BS2 8NZ

## Accommodation

### Description

60 Hamilton Court is located on the third floor of a popular purpose built development which is just a short stroll away from Cabot Circus. Internally the property has been well maintained and is offered in good decorative order with a modern finish instilled throughout.

The accommodation comprises hallway with storage cupboard, open plan living area with Juliet balcony, fully fitted kitchen with matching wall and base units and integrated appliances, spacious double bedroom with ample storage space and tiled three piece bathroom.

### Location

Montague Street is located a stone's throw away from Bristol's best shops, cafes, bars, restaurants and nightlife. With Cabot Circus, the city's largest, most exciting retail development housing over 120 new stores within a short walk, and the excellent transport links of the M32, M4 and M5 and Bristol Temple Meads railway station on your doorstep.

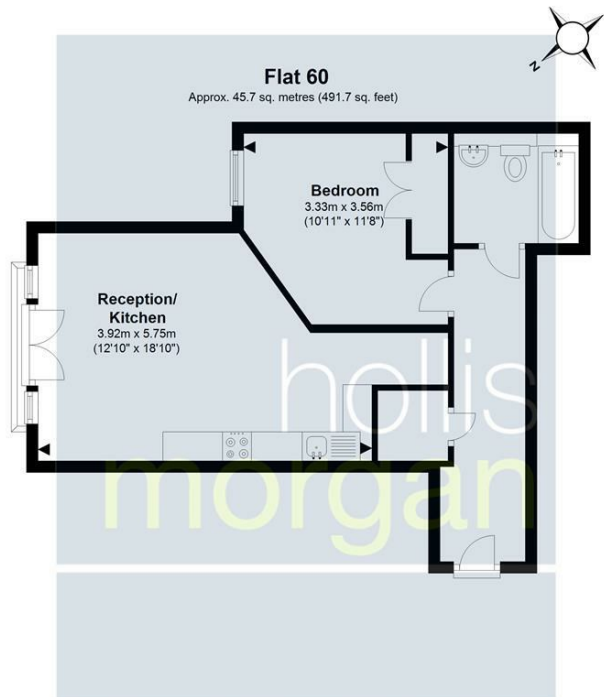
### Rental Information

The property warrants a monthly rent in the region £695.00

### Tenure/Management Information

Management fee - £110 pcm  
Tenure - please refer to agent.

## Floor plan

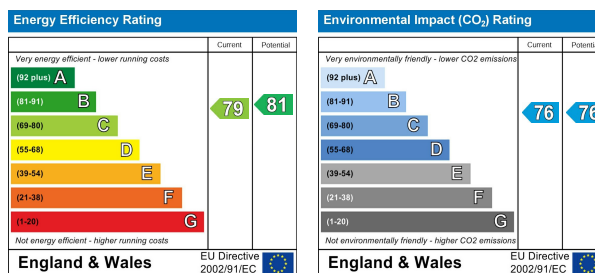


Total area: approx. 45.7 sq. metres (491.7 sq. feet)

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

Floorplan Produced by Westcountry EPC  
Plan produced using PlanUp.

## EPC Chart



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