

estate agents **auctioneers**



LOXTON MEMORIAL HALL

Garden Flat, 17 Portland Street, Kingsdown, Bristol, BS2 8HL

£185,000

Hollis Morgan - Occupying the lower level of this charming Grade II Listed Georgian Terrace, this one bedroom garden flat is in need of modernisation but would make a perfect first time purchase or an ideal investment. Chain free.

- Garden Flat
- Grade II Listed Georgian Terrace
- In Need Of Refurbishment
- Huge Potential
- Private Entrance
- Fantastic Location
- Ideal Investment / First Time Purchase
- Chain Free
- Close to University
- Walking distance to BRI

The Property

Although in need of modernisation throughout, this one bedroom garden flat would make a fine first time purchase or an ideal addition to an investment portfolio.

The property is accessed via a private entrance and the the accommodation briefly comprises; double bedroom with in built storage cupboard to the front of the building, good sized living room with separate kitchen with access to the private courtyard to the rear. In addition, there is a bathroom with electric shower over bath, basin and WC.

Location

Portland Street is located in the highly desirable residential suburb of Kingsdown / Cotham which is ideally positioned for access to Bristol University (0.2 Miles) and the Bristol Royal Infirmary (0.1 Miles) whilst the City Centre (0.4 Miles), accessed via the historic Christmas Steps, provides a wide range of pubs, restaurants and shopping facilities including the recently developed Cabot Shopping Centre with its comprehensive range of high quality stores and individual shops.

Other Information

Leasehold. 999 years

Management Fee: Refer to agent

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.



Portland Street, Kingsdown, Bristol, BS2

APPROX. GROSS INTERNAL FLOOR AREA 484 SQ FT 44.9 SQ METRES



LOWER GROUND FLOOR

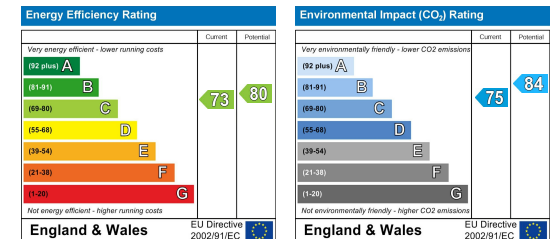
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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