

estate agents **auctioneers**

**hollis  
morgan**

Flat 2, 1 Horton Street, Old Market, Bristol, BS2 0LA  
£375,000



A spacious and highly energy efficient duplex apartment with private balcony and gated parking

- Duplex Apartment
- Open plan living
- Two double Bedrooms
- Private Balcony
- Gas Central Heating
- Gated Parking
- Communal Garden

#### The Property

Occupying the upper floors of this purpose built development the property offers generous and tastefully finished accommodation over two levels. Upon entry via a hallway you're greeted by two generously proportioned double bedrooms with integrated wardrobes. A modern three piece tiled bathroom suite with low level W.C basin and shower and separate airing cupboard are also located on the first floor level.

A light and airy staircase with oak balustrades complete with glass inset leads you to the impressive top floor living accommodation which comprises separate kitchen area which offers granite worksurfaces with tiled splash back, matching wall and base units, integrated oven, induction hob, washing machine and fridge freezer. Access to a secluded balcony is also gained via the living area.

Further benefits include gas central heating, intercom system, communal garden and private gated parking for one vehicle.

#### Location

With a rich history spanning four centuries, Bristol's modern day Old Market district has a unique character built from its vibrant residents and businesses alike. You will discover an eclectic blend of vintage stores and independent shops mixed with cool cafés, bars and restaurants as well as art and music venues. On its doorstep, the bustling bars, cafés, theatres and shops of the city centre are all within easy reach and the renowned Cabot Circus shopping centre is just a short walk away.

Voted 'best place to live' by The Sunday Times in 2017, the city is renowned for its rich heritage and vibrant culture. Birthplace of 'Banksy' and home to Brunel's Clifton Suspension Bridge, Bristol plays host to the Bristol Harbour Festival and Bristol International Balloon Fiesta annually, bringing excitement and colour to this already thriving modern city.

#### 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.

#### Other information

Ground rent: £120 PA

Management fees: £159 PCM

Leasehold - Residue of 999 years.

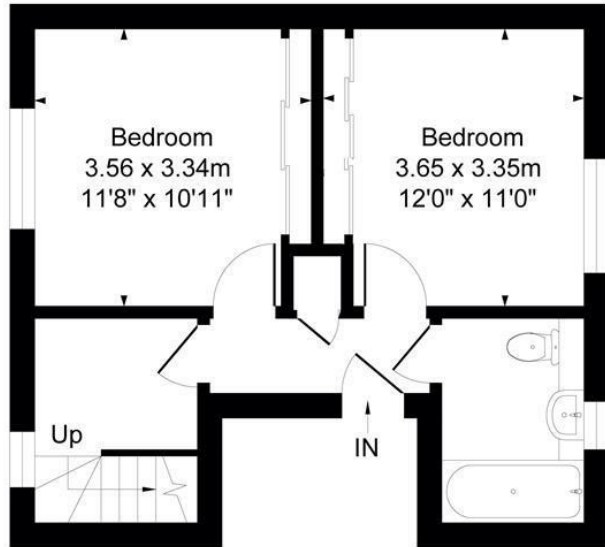
Council Tax: Band B



APPROX. GROSS INTERNAL FLOOR AREA 763 SQ FT 70.93 SQ METRES



TOTAL APPROX. 374 SQ FT 34.78 SQ METRES



FIRST FLOOR

TOTAL APPROX. 389 SQ FT 36.15 SQ METRES



SECOND FLOOR

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

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
81	81		

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