estate agents auctioneers

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Flat 16, City Space Barton Vale, St Philips, Bristol, BS2 0LJ

£200,000

A bright and spacious apartment located on the top floor of this modern purpose build development. No onward chain.

- Top Floor Flat
- Purpose Built Apartment
- Gas Central Heating
- Well Presented
- Balcony

**The Property**
The property benefits from a sizeable open plan living space with vaulted ceilings and access to private balcony.
The kitchen consists of a range of white gloss wall and base units, laminated work surfaces, sink and drainer as well as a range of integrated appliances such as gas hob, electric oven, extractor hood, dishwasher and plumbing for washing machine.

A stylish fully tiled bathroom suite is positioned in the heart of the property and prospers bath with shower, low level W.C and wash basin.

A generously proportioned bedroom which has the added benefit of integrated storage completes the accommodation.

**Location**
With a rich history spanning four centuries, Bristol's modern day Old Market / Barton Vale 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.

Capital of the South West and bordering the counties of South Gloucestershire and Somerset, Bristol is perfectly positioned for access to the popular sandy beaches of Devon and Cornwall to the west, the Cotswolds to the north and London to the east.

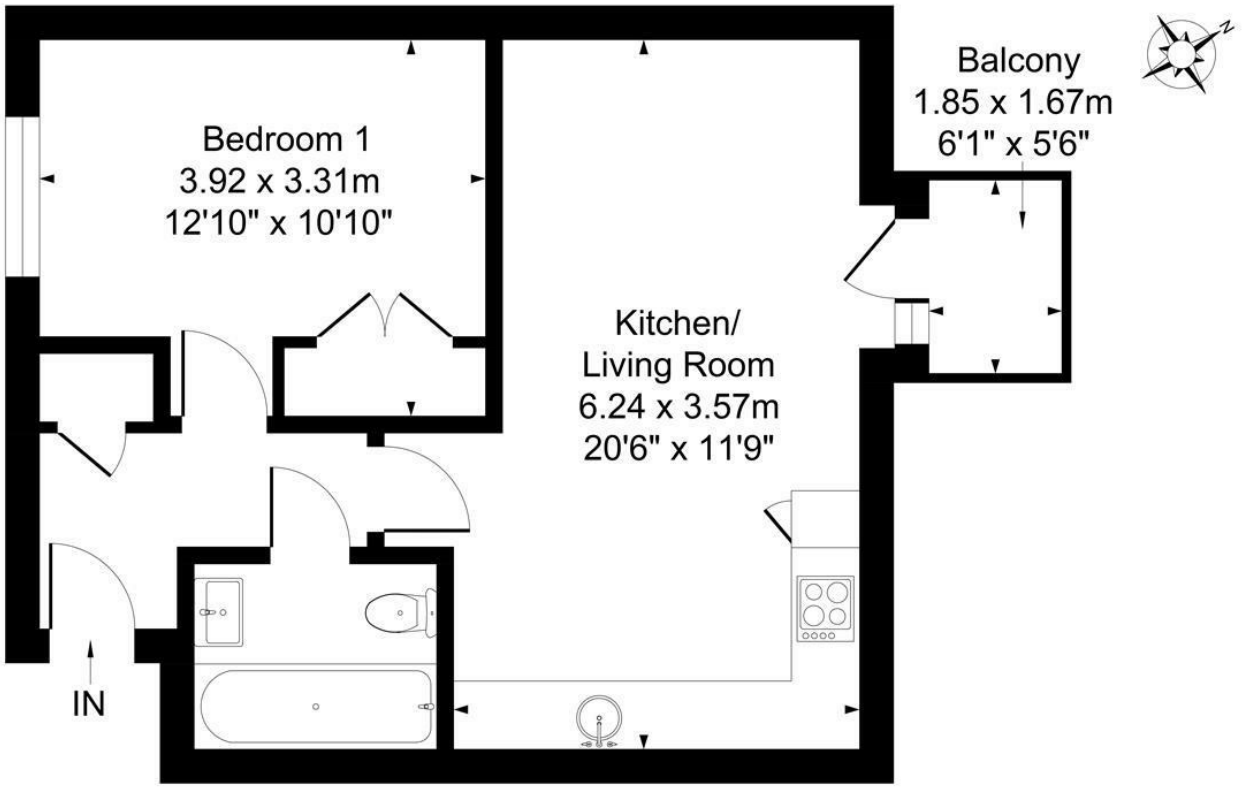
Voted 'best place to live' by The Sunday Times in 2017, the city is renowned for its rich heritage and vibrant culture. Birthplace of 'Banksy' and home to Brunel's Clifton Suspension Bridge, Bristol plays host to the Bristol Harbour Festival and Bristol International Balloon Fiesta annually, bringing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

**Other Information**
Leasehold. Residue of 999 years
Ground Rent: £400 per annum
Management Fee: £600 per annum

Council Tax Band: B

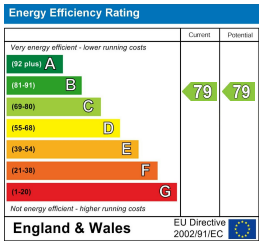
**Please Note**
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. 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.

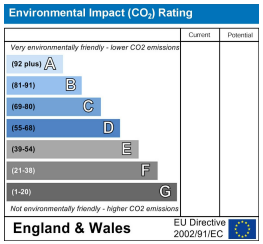
APPROX. GROSS INTERNAL FLOOR AREA 473 SQ FT 43.93 SQ METRES




## SECOND FLOOR

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

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