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morgan**

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314, 51:02 St. James Barton, City Centre, Bristol, BS1 3LY  
Offers In Excess Of £270,000

Hollis Morgan - A spacious (1100sq ft) modern apartment with allocated parking, situated in an established purpose built development in the heart of the City Centre

- Two Double Bedrooms
- City Centre Location
- Large Open Plan Living Space
- Concierge Service
- Secure Allocated Parking

• Chain Free

### The Property

Located within a landmark building within the city centre, this 3rd floor contemporary apartment is finished to a very high standard throughout and is sure to be of interest to first time and investment buyers.

The open plan split level living space is surprisingly large and two full height windows allow for lots of natural light due to the southerly aspect as well as views over the City.

The kitchen, although open plan, is separate from the main living space and has been fitted with modern wall and base units with a laminated work top as well as a stainless steel sink with mixer tap, electric hob and oven with extractor over.

There are two generous double bedrooms with the master benefiting from built in wardrobe and en suite shower room and a modern bathroom suite.

Further benefits from the property include concierge service, lift access and a secure underground allocated parking space.

### Location

The Centre is the heart of the City with constant action on offer from the Hippodrome and Colston Hall, Bristol Shopping Quarter at Cabot's Circus to the characterful Christmas Steps, Corn Street and St Nicholas Market. Nearby Millennium Square acts as a gateway to the neighbouring harbourside with its fountains and big screen as well as world class attractions such as Brunel's SS Great Britain, We The Curious, Bristol Aquarium, the Arnolfini, Spike Island, the Watershed and the M Shed.

### Other Information

Leasehold. Residue of 999 years

Ground Rent: £150 pa

Management Fee: £3,758 (includes water)

Council Tax Band: D

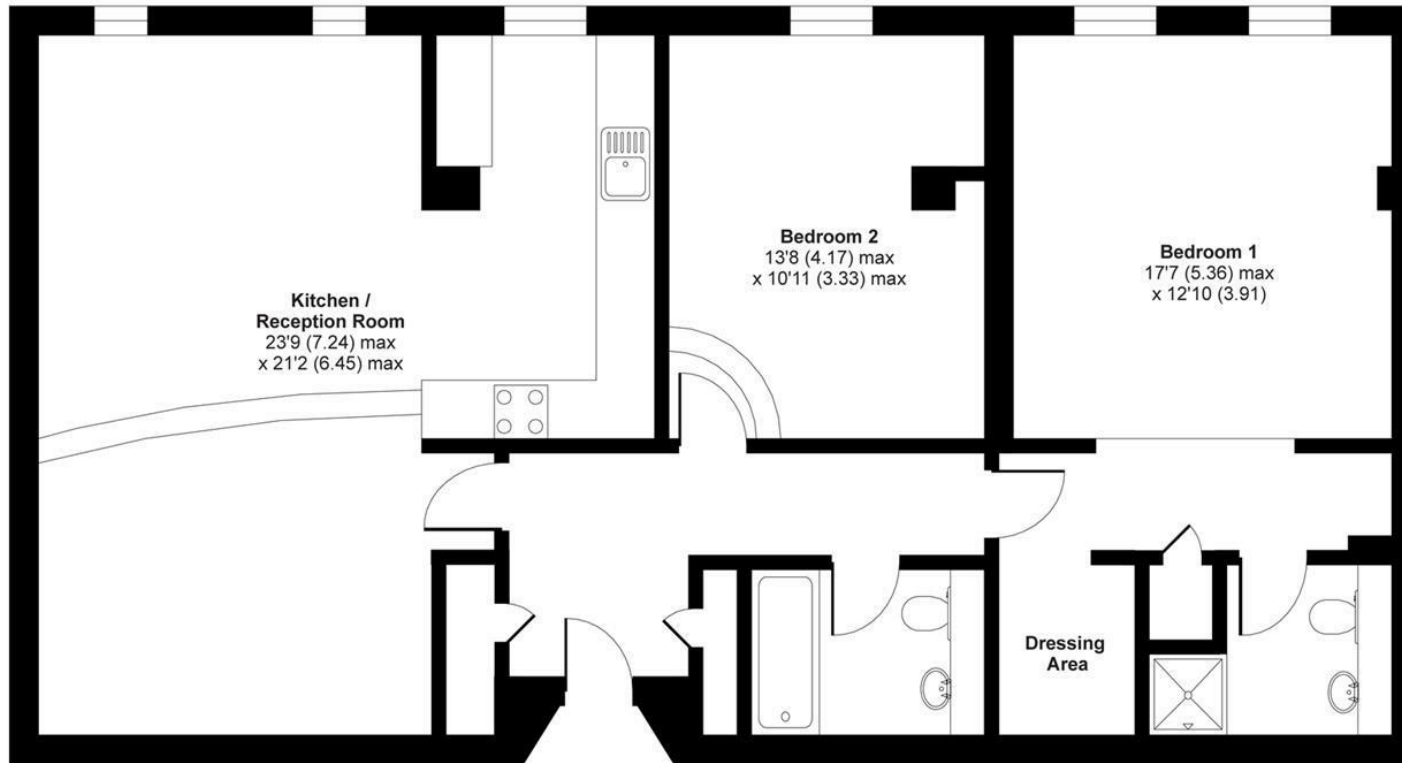
### Please Note

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.



# St. James Barton, Bristol, BS1

APPROX. GROSS INTERNAL FLOOR AREA 1101 SQ FT/120.3 SQ METRES



THIRD FLOOR

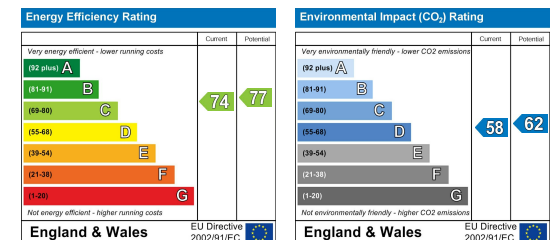
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