



2, Colston Court Berkeley Road, Bishopston, Bristol, BS7 8HX

£275,000

A practical and extremely well located purpose built apartment with garage, offered to the market with no onward chain.

- 2 Bedroom Flat
- Walking Distance to Gloucester Road
- No onward Chain
- Garage
- Communal Gardens
- Close to local Amenities
- Double Glazing

### The Property

Located at the bottom of a quiet and peaceful cul-de-sac, set in the desirable area of Bishopston just a short walk from Gloucester Road.

The apartment benefits from being on the ground floor with a private front door entrance, alongside outlooks over the communal gardens which is laid to lawn with various flower beds / planters.

Within the property you have 2 bedrooms with wooden flooring and fitted with built in wardrobes.

The bathroom is a generous size accustomed with a 3 piece suite , bath with overhead shower , tiled flooring.

The living space is bright and open with welcoming views of the gardens. The kitchen is adjacent equipped with a built in 'Hotpoint' oven and electric hob, tiled splashbacks, space for washing machine and potential to install a dishwasher.

### Location

The property is located on one of Bishopston's most sought after locations close to the independent shops, cafés and restaurants lining the popular Gloucester Road yet within 0.7 miles of Redland Green Secondary School and in close proximity to both Bishop Road and St Bonaventure Primary Schools.

### Further Information

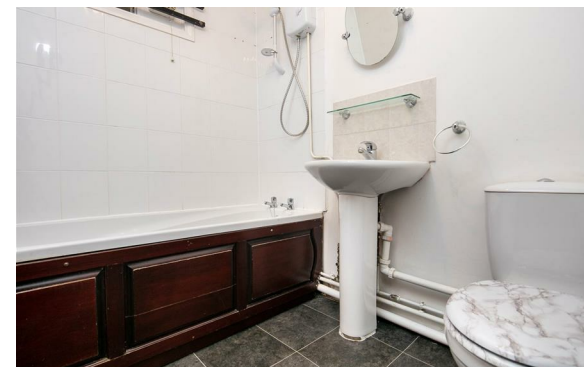
Management Company - Colston Court Management Ltd

Management Fee - £40 PCM

Leasehold - 998 Years remaining

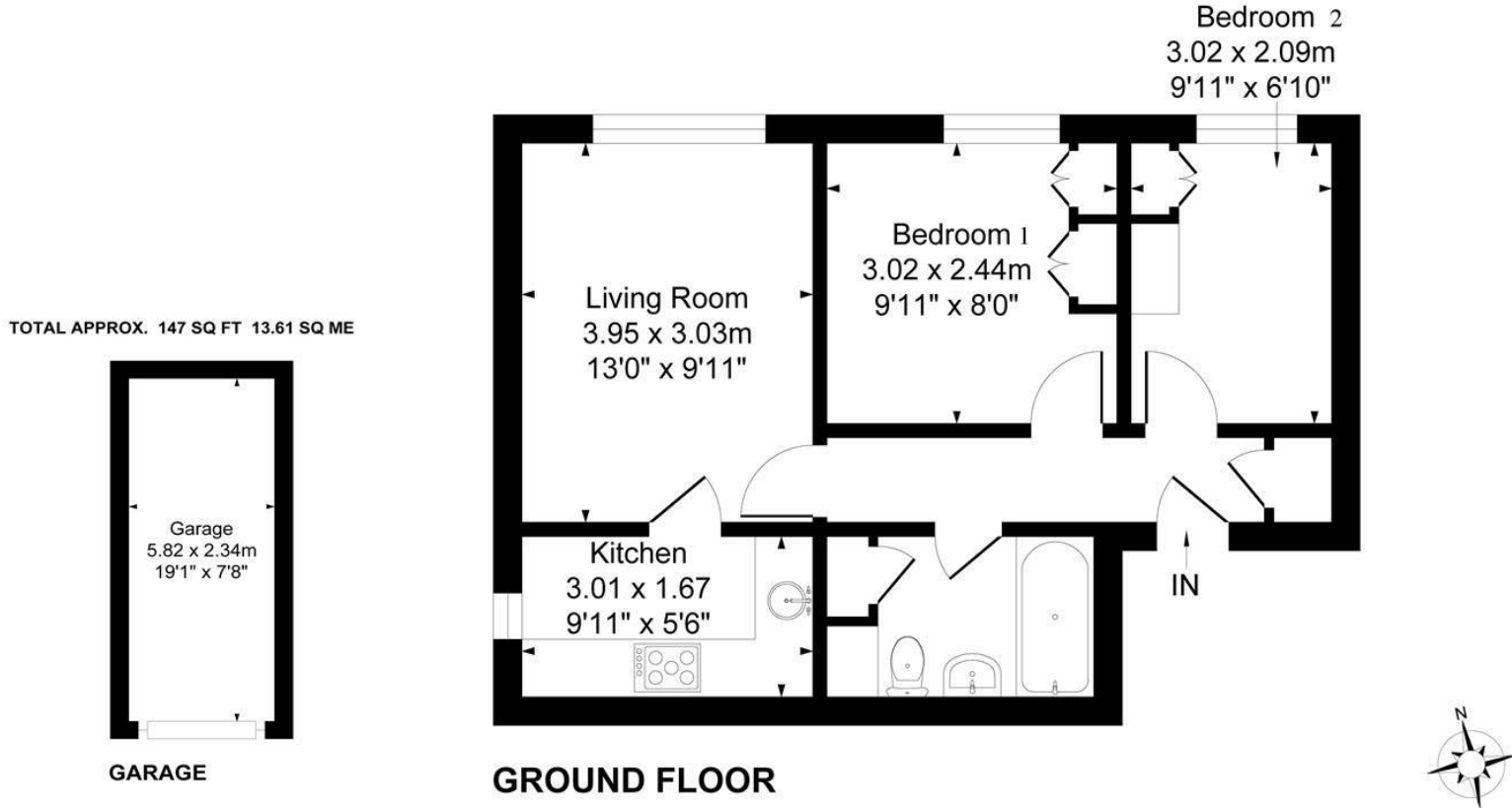
### Please Note

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 All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries.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 623 SQ FT 57.79 SQ METRES

TOTAL APPROX. 476 SQ FT 44.18 SQ METRES



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

TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk) | [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)  
 Hollis Morgan Property Limited, registered in England, registered no 7275716  
 Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	73		
	60		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

hollis  
morgan

---