estate agents auctioneers

hollis morgan

114, Ratcliffe Court Chimney Steps, Bristol, BS2 0FE

£189,950

A competitively priced modern ground floor apartment with excellent access to local amenities.

- Short Walk to Temple Meads Station
- No Onwards Chain
- Modern Development
- Open Plan Kitchen / Living
- Bike Storage

**The Property**
A smart and well presented ground floor apartment offering fantastic transport links & nearby amenities.

This well presented one bedroom flat within a modern development is positioned in a great location with a variety of amenities nearby.

The property is located on the ground floor in a modern purpose-built development. It benefits from an open plan kitchen / living set up with soft colour themes. The kitchen has an array of wall and base units for storage as well as Hotpoint oven & induction hob with space for a washing machine / fridge-freezer.

Accommodation in the flat offers a spacious bedroom that comfortably fits a double bed and provides plenty of space for additional storage & wardrobes.
Adjacent, the hallway leads to a well looked after 3-piece bathroom.

Furthermore the property has two storage cupboards, and secure bike storage.

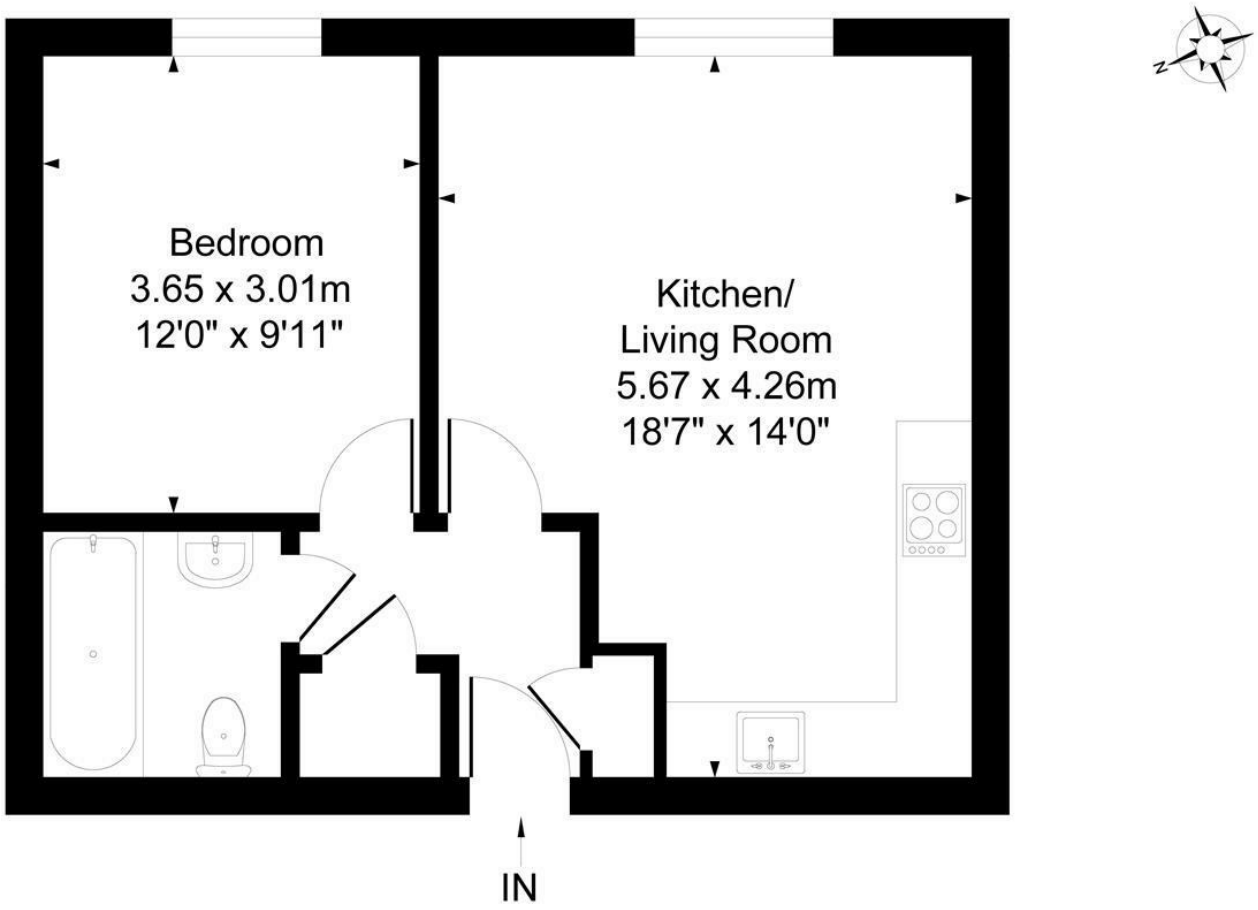
This property offers a fantastic opportunity to first-time buyers or investors to acquire a well located and sought after flat with great transport links.

**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 and Temple Meads train station only a short 3 minute walk.

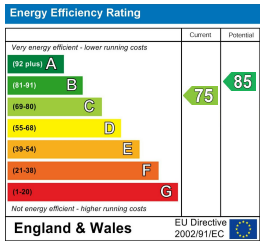
**Other Information**
Leasehold.: 137 years remaining as from 2023
Ground rent: £300 pa
Management Fee: £1,274.71pa
Council Tax Band: B

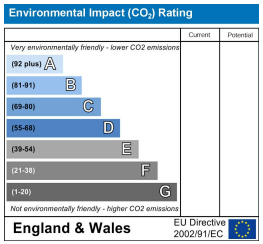
**Please Note**
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. 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 460 SQ FT 42.73 SQ METRES**




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

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