

estate agents **auctioneers**

**hollis  
morgan**



TFF, 24 Albany Road, Montpelier, Bristol, BS6 5LH

**£285,000**

A generously proportioned 3 bedroom split level apartment which potential to improve.

- Top floor maisonette
- 3 bedrooms
- Separate reception room
- Gas central heating
- Period property
- No onward chain
- Circa 800 Sq Ft

#### The Property

Occupying the upper levels of an elegant Victorian terrace, this charming top-floor maisonette enjoys a prime position in the ever-popular Montpelier district, just moments from the city centre. Arranged over two well-proportioned floors, the property offers a bright and spacious living environment. The first floor comprises a generous reception room, a well-appointed kitchen and a comfortable double bedroom. The kitchen is fitted with a range of sleek white wall and base units, providing ample storage, alongside an electric oven, gas hob, and extractor fan. Stylish marble-effect worktops offer plentiful preparation space, while a large sash window invites an abundance of natural light. The adjoining bedroom is equally light-filled and benefits from useful built-in storage.

The reception room is a particular highlight, featuring attractive double sash windows that bathe the space in natural light, creating a welcoming and airy atmosphere.

The upper floor hosts two further bedrooms, both enhanced by large Velux windows that flood the rooms with daylight, as well as a family bathroom fitted with a classic three-piece white suite, including a bath, wash basin and WC. A generously sized sash window ensures the bathroom also enjoys excellent natural light.

This appealing property presents an ideal opportunity for first-time buyers and investors alike, combining character, space and a highly desirable location.

#### Location

Montpelier is located to the North-East of Central Bristol and is home to a thriving residential community as well as local businesses. Nearby Gloucester Road offers a wealth of bars, restaurants and independant shops and also many amenities within walking distance of the property such as Cabot Circus shopping centre and Bristol City centre. The M32 motorway is moments away connecting you to the M4 and M5 in all directions. Montpelier train station is just a short walk away whilst Bristol Temple Meads train station is less than two miles, and Bristol International Airport to the south of the city is 12 miles.

#### Other Information

Leasehold.

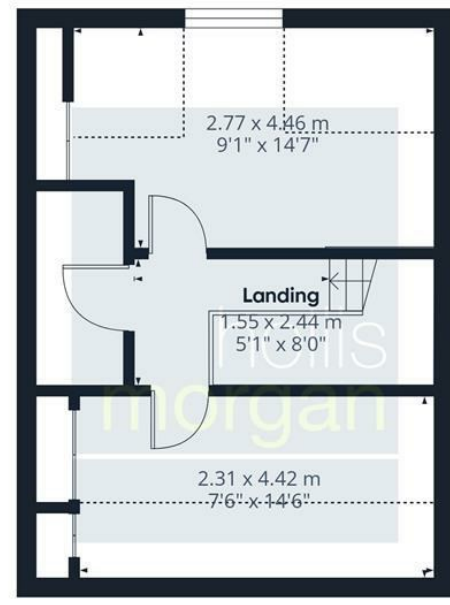
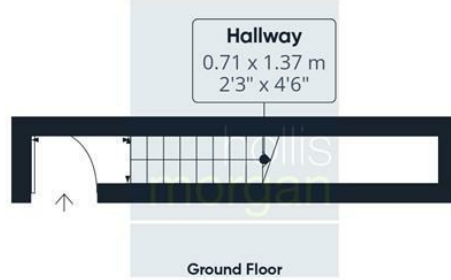
Management Fee:

Council Tax Band:

#### 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.





Floor 1

Floor 2

**Approximate total area<sup>(1)</sup>**  
75.2 m<sup>2</sup>  
809 ft<sup>2</sup>

**Reduced headroom**  
7.9 m<sup>2</sup>  
85 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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