

estate agents **auctioneers**

**hollis  
morgan**



Flat 3, 17 Portland Street, Kingsdown, Bristol, BS2 8HL

£259,500

Hollis Morgan - Occupying the first floor of this charming Grade II Listed Georgian Terrace this one bedroom flat would make an excellent first time buy or investment.

- Fantastic Location
- Grade II Listed Georgian Terrace
- First Time Purchase/Ideal Investment
- Chain Free
- Close to University
- Walking distance to BRI
- Gas central heating

#### The Property

Occupying the first floor of this charming Grade II Listed Georgian terrace in an incredibly popular location just a few moments walk from the BRI and Bristol University.

The property briefly comprises of a spacious living dining area with grey oak flooring throughout and open chimney breast. The fitted kitchen features integrated Bosch appliances including; electric ceramic hob, oven, cooker hood, dishwasher and washer dryer. Also integrated are a fridge and freezer as separate units and the kitchen is complete with white worktops and grey high gloss wall and base units. The bedroom is a good sized double with plenty of space for wardrobes & drawers and is carpeted throughout with charming leafy view. The bathroom has beautiful dark green tiles with a double walk in shower cubicle, hand basin with built in storage and touch light mirror above and w/c. Additionally there is smart storage above the bathroom door for convenience. Finally the hallway is complete with a boiler cupboard with additional storage.

#### Location

Portland Street is located in the highly desirable residential suburb of Kingsdown / Cotham which is ideally positioned for access to Bristol University ( 0.2 Miles ) and the Bristol Royal Infirmary ( 0.1 Miles ) whilst the City Centre ( 0.4 Miles ), accessed via the historic Christmas Steps, provides a wide range of pubs, restaurants and shopping facilities including the recently developed Cabot Shopping Centre with its comprehensive range of high quality stores and individual shops.

#### Tenure & Management Info

New 999 year leasehold from 13/12/2019

Management fees: £94.28 pcm

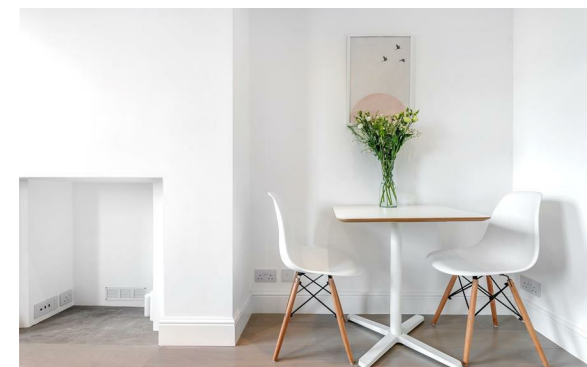
Management Company: Live West

Ground rent: Peppercorn

Parking: On Street Residents Parking (Kingsdown)

#### Please Note

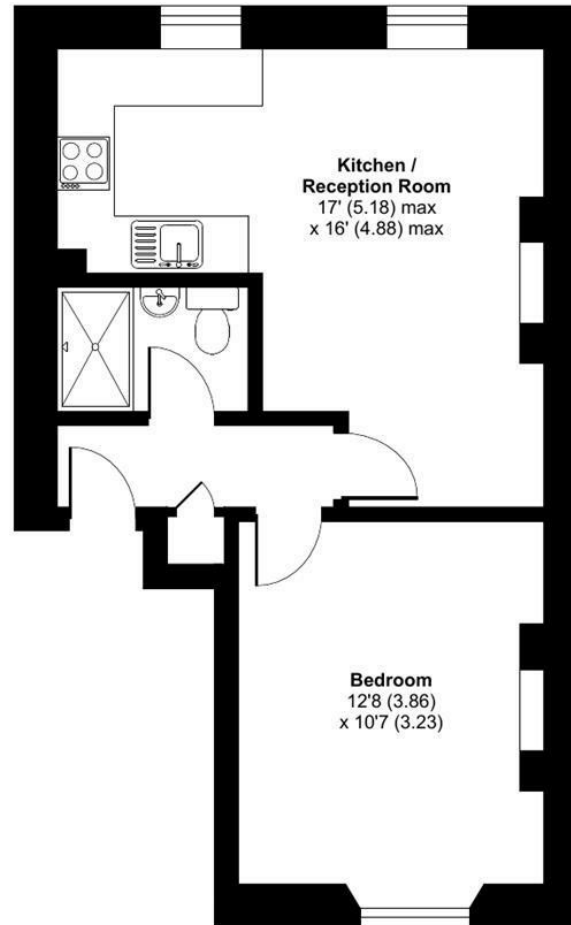
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# Portland Street, Kingsdown, Bristol, BS2

Approximate Area = 417 sq ft / 38.7 sq m

For identification only - Not to scale



FIRST FLOOR



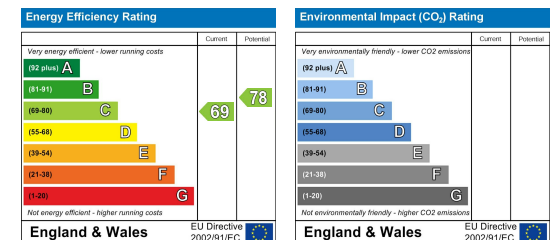
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2022. Produced for Hollis Morgan. REF: 842428



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