



MAGGS  
& ALLEN

118 MONTREAL AVENUE  
HORFIELD, BRISTOL, BS7 0NQ  
Offers In The Region Of £150,000



A lovely studio apartment with a modern kitchen, living space, double bedroom and allocated parking. This would be perfect for an investor or first time buyer hoping to get on the property ladder. Offered with no onward chain.

### Property Description

Entering through the private doorway to the flat, there is a good-sized living room with ample space for furniture and storage and window looking over the development. The kitchen has a range of matching wall and floor mounted units including an integrated fridge freezer, gas hob, electric oven & washer dryer.

The bedroom area is suitable for a double bed, chest of drawers or bedside table, and benefits from having a built in wardrobe. From the bedroom is the bathroom suite which comprises of a WC, wall mounted wash hand basin and a shower over bath.

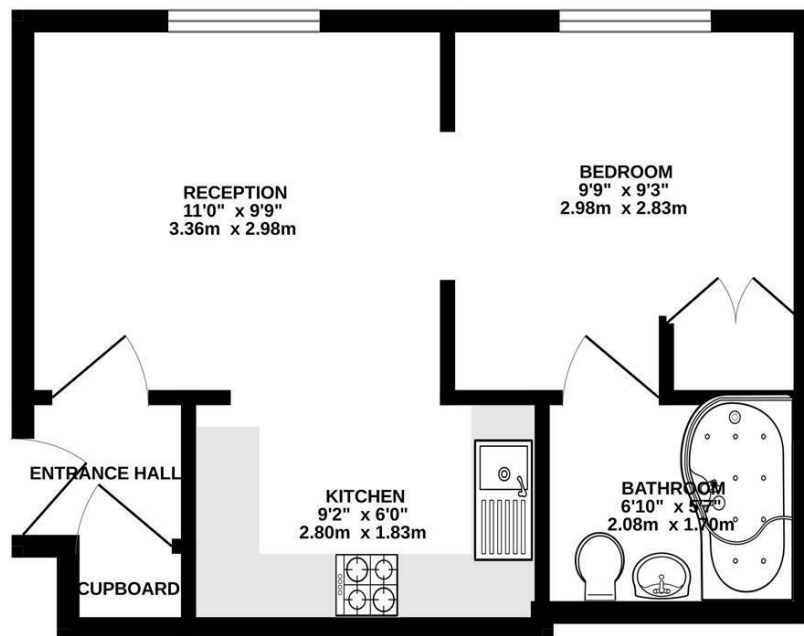
There is an allocated car port for the property.

### Location

Montreal Avenue is located near Gloucester Road which is well-known for its vast array of shops, cafes, restaurants and bistros. Muller Road Recreation Ground and Horfield Leisure Centre are also situated close by. The road is popular with young families due to its close proximity to Upper Horfield Primary School and Filton Avenue Primary School. The nearby City Centre also offers a plethora of shops, amenities, restaurants and bars.



**2ND FLOOR**  
**315 sq.ft. (29.2 sq.m.) approx.**



**TOTAL FLOOR AREA : 315 sq.ft. (29.2 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Studio Apartment
- Open Plan Living
- Short distance to Gloucester Road
- Allocated Parking Space
- No Onward Chain
- Currently achieving £875 Per Calendar Month in rent

**Guide Price:** £150,000

**Tenure:** Leasehold

**Council Tax Band:** A

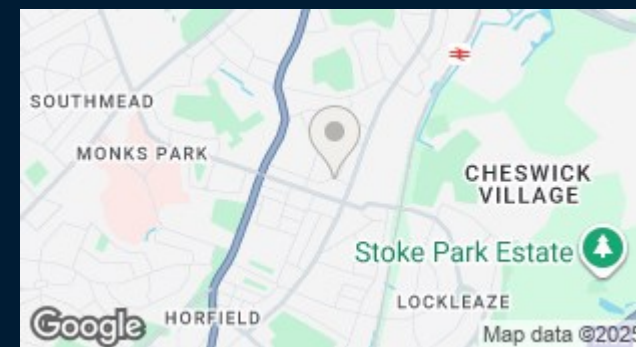
**EPC Rating:** C

**Local Authority:** Bristol City Council

**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.







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