

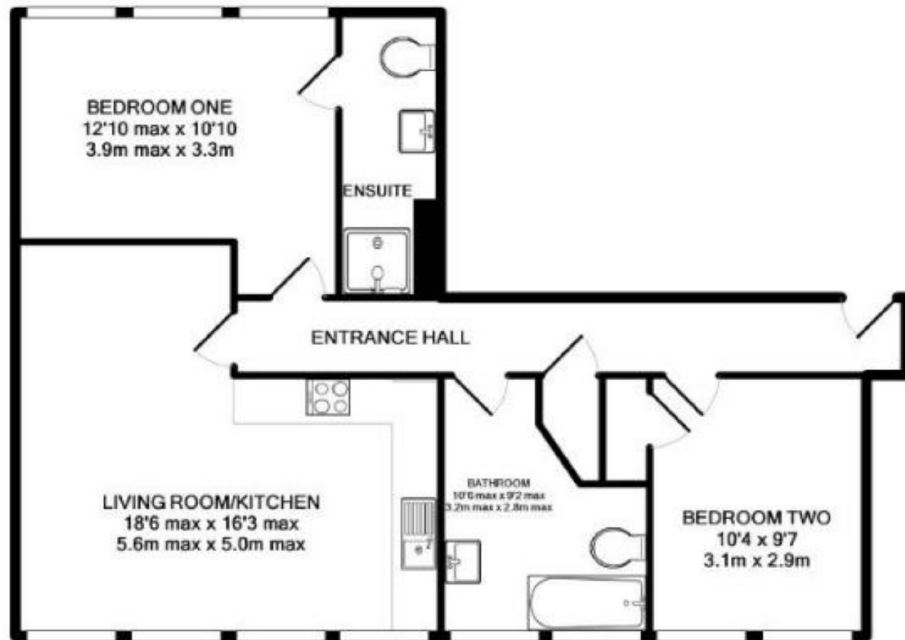


**City Centre - Guide price £250,000**

**2 bed flat**

**2 St Giles Court, BS1 1DZ**





Floorplans not drawn to scale and are for illustrative purposes only.  
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Superb first home or a great investment opportunity.

This property is situated on the first floor of this impressive building which is located in the heart of the city centre. There is a range of amenities on the door step ranging from cafés, shops and eateries to theatre and music venues such as the well known Hippodrome and newly named Bristol Beacon.

The property is very spacious with a generous open plan living area with large windows allowing an abundance of light. Two double bedrooms and two bathrooms means this flat is perfectly set up for anyone wanting to rent out the second bedroom.

No chain.

Material Information (provided by the owner) - Leasehold (900+ years remaining) Ground rent: £200 per annum. Annual service charge: £2859 per annum. Council Tax Band: D



### Clifton Office

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References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.