



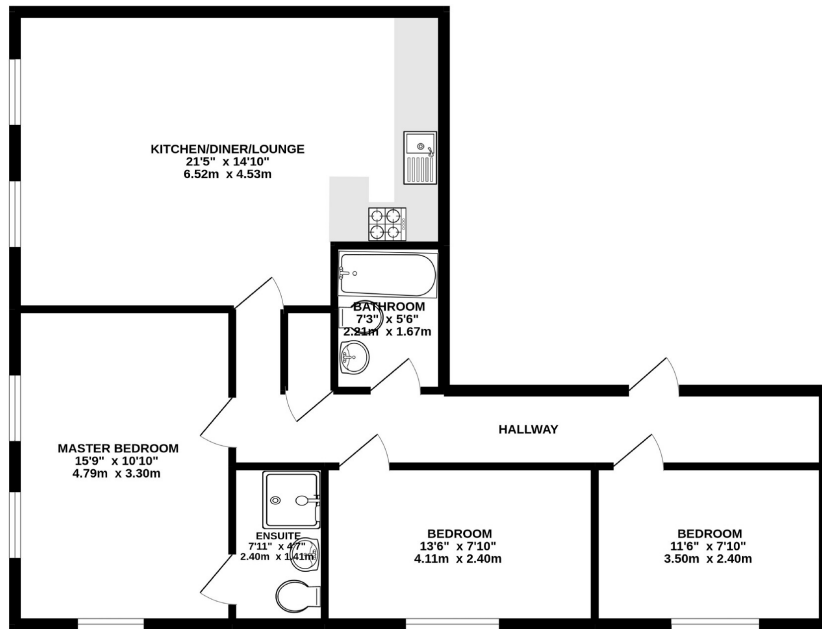
St Pauls - Asking price £399,500

3 bed flat

Portland Square, BS2 8RR



GROUND FLOOR



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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CURRENTLY LET

Offered to the market with no onward chain. A spacious three bedroom apartment set in the beautifully converted Grade 2 listed four storey Georgian building. Set in the Old Shoe Factory development in Portland Square, reputed to be Bristol's most complete 18th century square, is this three double bedroom second floor apartment. This well finished property has an entrance hall with utility cupboard and an attractive modern bathroom suite, the good sized lounge/kitchen/diner has a well appointed Masterclass kitchen with integrated Neff oven, compact oven/microwave and induction hob as well as an integrated dishwasher, fridge/freezer and wine cooler.

The bedrooms are all double bedrooms - the master bedroom has the benefit of a en-suite shower room. This lovely property also has engineered oak flooring, a video entry phone and communal bike and bin stores.

Material Information (Provided by the Owner) - Leasehold (999 years from 2016) Ground rent - £270 per year, Service charge £1788.71 per year, Council Tax - A



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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.