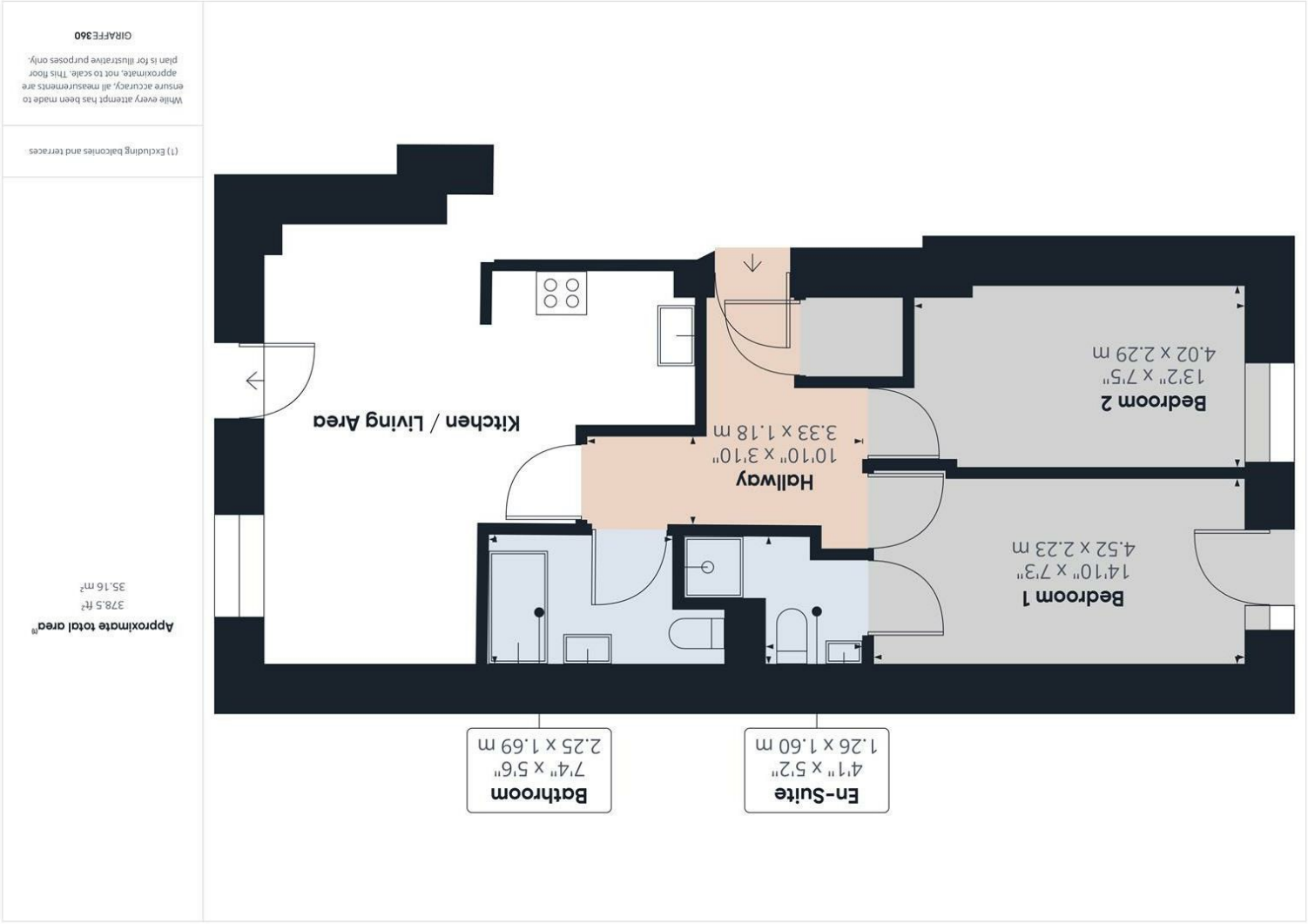




- Hallway
- Open plan living/dining/kitchen area
- Two double bedrooms
- Master to en-suite
- Bathroom
- Small courtyard to front
- Small patio to rear

7 St Clements Court St. Paul Street, Bristol, BS2 9HB
£250,000 Leasehold

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



Hallway
10'11" x 3'10" (3.33 x 1.18)

Living Room/kitchen

Bedroom

En-suite
14'9" x 7'3" (4.52 x 2.23)

En-suite
4'1" x 5'2" (1.26 x 1.60)

Bedroom

Bedroom
13'2" x 7'6" (4.02 x 2.29)

Bathroom

7'4" x 5'2" (2.25 x 1.6)

Lease - 125 years from 22 September

2000

Management Charge - 2388 per annum

Ground Rent - £100 per annum

PROPERTY TYPE Apartment
BEDROOMS 2
RECEPTION ROOMS 1
BATHROOMS 2
EPC RATING D
COUNCIL TAX BAND B



Well presented, two bedroom courtyard apartment. Accommodation briefly comprises open plan living/dining/kitchen area, two double bedrooms, master with en-suite and additional bathroom. benefits include small courtyard area to the front and small patio area to the rear. A stones throw from Cabot Circus shopping centre. Viewing highly recommended.



the location

Super conveniently located apartment literally a stones throw from Cabots Circus, Bristol city centre and the harbourside. Set just off the historic Portland Square, with its central greenspace, there are bars and restaurants literally on the doorstep, with the buzzing Stokes Croft and Gloucester Road within easy walking distance. If you want to live in the heart of buzzing Bristol this apartment would be right up your street. Bristol 1.3 miles Bath 12.5 miles

just a thought...

Rarely available, so centrally located, yet with its own courtyard space for sitting out. Greenspace within 100 yards, and access to Bristol's most vibrant areas, this apartment is one not to be missed!

Central location with own courtyard.