



Cave Court, BS2

A second floor studio apartment located in a converted Georgian terrace and within mere minutes of Cabot Circus, Broadmead and Temple Meads station, this centrally located property would make a perfect first home or buy to let investment. The property is currently let on an Assured Shorthold Tenancy agreement.

ACCOMMODATION

Hallway

Open plan Lounge/Bedroom

Kitchen

Bathroom

Parking available

 northwood





DESCRIPTION

Located mere minutes away from Cabot Circus and Broadmead is this generous studio apartment situated in an attractive Georgian terrace with communal gardens. Secure parking is also available at the property on a first come first served basis.

Upon arrival at the property there is a secure pedestrian gate and vehicle gate which leads through to the pathways to the front of the block and the secure parking area.

Head into the block itself and take the communal staircase to the second floor and you will arrive at the property.

Once inside you are greeted by the inner hallway with a door to the bathroom and a further door to the lounge area.

The lounge bedroom area easily accommodates a double bed as well as dining furniture and living furniture as required. The room is filled with natural light thanks to the broad sash windows which also overlook the communal gardens.

The kitchen area is located off the lounge and offers a range units and ample work surface space as well as space for a cooker, washing machine and fridge and freezer.

Head back into the hallway and take the door into the bathroom. The bathroom is fitted with a bath, WC and basin. There is also a shower attachment off the bath taps.

The property would make a perfect first home or investment property. The property is currently let on an Assured Shorthold Tenancy agreement.

SITUATION

Wilder Street, nestled in the heart of Bristol's BS2 postcode, is a vibrant area that seamlessly blends historical charm with contemporary developments.

Located in the St. Paul's district, this street and its surroundings have undergone significant transformations, making it a notable part of the city's urban landscape.

St Pauls is perhaps best known for the St Pauls Carnival, a major celebration of Afro-Caribbean culture. The carnival features live music, dance, food stalls, and a spectacular parade, attracting thousands of visitors from across the country.

Beyond the carnival, St Pauls has a thriving arts scene, with street art, independent galleries, and creative spaces contributing to its lively atmosphere. The neighbourhood is also home to many community projects, such as the St Pauls Learning Centre, which offers educational programs to local residents.

Bristol is also home to a number of iconic landmarks including Brunel's Clifton Suspension Bridge and the impressive SS Great Britain. The Bristol International Balloon Fiesta is held annually at the Ashton Court estate and attracts balloonists and spectators from all corners of the world.

Bristol also boasts a modern shopping centre in the heart of the city, Cabot Circus which offers a broad spectrum of shops and dining facilities. On the northern side of the city just off junction 17 of the M5 is the regional shopping centre Cribbs Causeway, again offering a plethora of shops, restaurants, and leisure facilities.

The Heritage city of Bath is also within easy reach of the property. Famed for its Georgian architecture Bath is home to the Roman Baths and is a popular destination for locals and tourists. The city also boasts a racecourse for the racing enthusiasts.

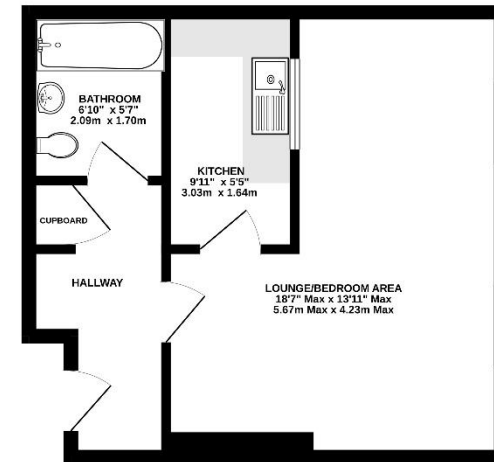
The M32, M4 and M5 motorways are within easy reach. For those looking to travel further afield, Bristol International Airport is 10 miles away and offers regular domestic and international flights.

GENERAL

Tenure – Leasehold balance of 963 years. Annual service charge £1,512.00.
£10.00 per annum ground rent. Services –Mains water, mains electricity.
Postcode – BS2 8QZ. Energy Performance Certificate – C. Viewings - Strictly
by appointment with the Vendors agent Northwood 0117 9635777

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GROUND FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA: 335 sq. ft. (31.1 sq. m.) approx.

What's more, Intertek has tests methods to measure the accuracy of the Emission certified data, measurement of smoke, sootiness, carbon and other criteria are appropriate and can be used as a basis for any claim, omission or misstatement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Model with Energy Star (E73075)

