



HUNTERS®
HERE TO GET *you* THERE

1a, Montague Court Montague Hill South, Bristol, BS2 8HS

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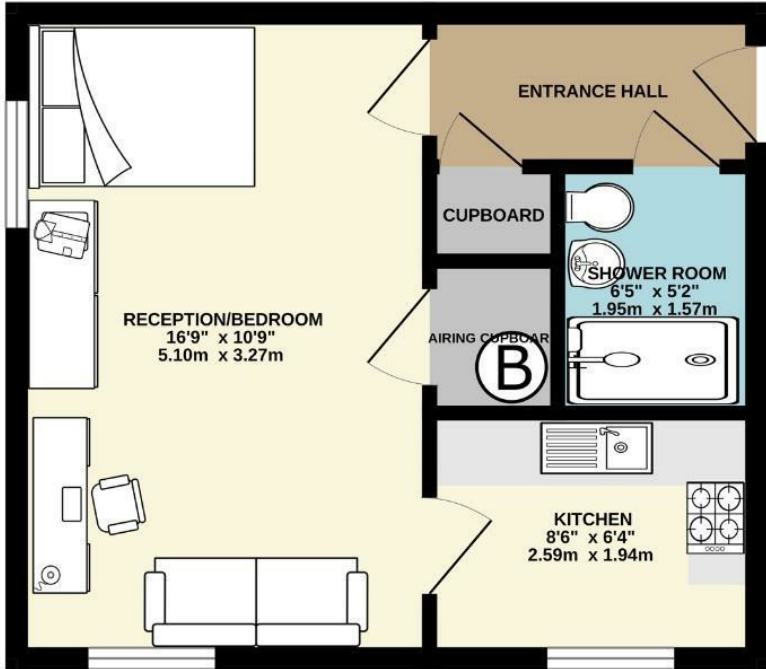
Offers In Excess Of £170,000

****COOL URBAN STARTER PAD!**** Step onto the property ladder and straight into a Prime Location in Central Bristol at this low price! Nestled in a block with a tree lined green in front, sitting beside Broadmead, Cabot Circus, Stokes Croft & all transport links. Internally this chain free studio apartment has been completely refurbished with no expense spared. The quality kitchen and shower room are faultless. The versatile living room that doubles as a bedroom/home office comes complete with new flooring, fitted blinds and new radiators. Ideal to move straight into along with built in storage space and low bills! The service charges are reasonable and there is visitors parking spaces beneath. Please call to arrange an internal inspection.

- Look at the Finish!
- The Central Bristol Location is Fantastic
- Showhome Condition Throughout
- Turn Key Property Ready to Move Into
- Low Cost Living - 34 Square Metres
- Brand New Kitchen
- Brand New Bathroom
- Brand New Boiler & Windows
- New Flooring & Electric Radiators
- CHAIN FREE!

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GROUND FLOOR
344 sq.ft. (32.0 sq.m.) approx

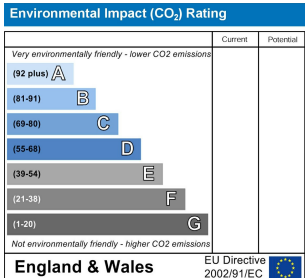
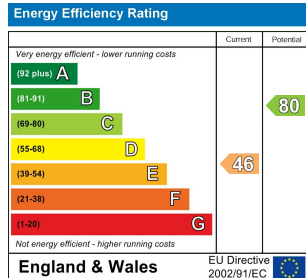


GROUND FLOOR STUDIO APARTMENT

TOTAL FLOOR AREA: 344 sq.ft. (32.0 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.

Made with Metropix C2025



FRONT DOOR

Secure entry intercom system, door into communal hall with stairs to upper flats and stairs down to parking, door into

ENTRANCE HALL

New laminate wood effect flooring flowing into the apartment. Wall mounted cupboard housing new electric consumer unit, new electric digital radiator, intercom receiver, built in storage cupboard with hanging rail, doors into

SHOWER ROOM

6'3" x 5'1"
Brand new suite comprising large wall in shower with mat black double head, tiled walls, wc, wash hand basin, wall mounted cabinet with light, towel radiator, shelving

LIVING ROOM / BEDROOM

16'9" x 10'8"
Two double glazed windows with fitted blinds, one to side and one to front, built in cupboard housing water tank with shelving, new electric radiator, ample room for living/working/bedroom furniture, door into

KITCHEN

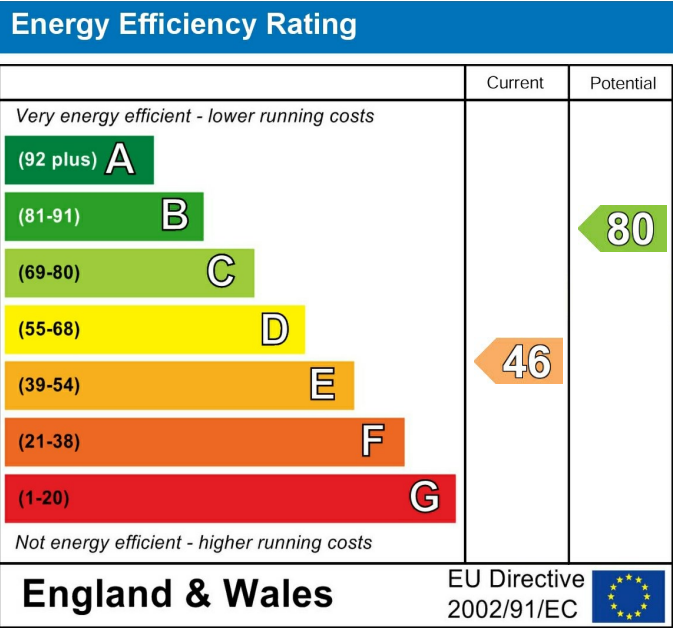
8'5" x 6'4"
Brand new wall and base units with work surface over with up stands, sink and drainer, fitted oven and hob with extractor fan over, clear splash back, space for fridge freezer, integrated washing machine, double glazed window with fitted blind to side

PARKING

Visitors parking for permit holders beneath the flat

FURNITURE

Ask the agent on viewing about including the furniture if of interest as all brand new and fits perfectly



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









