



205, Kings Quarter Apartments King Square Avenue, Bristol, BS2 8HP
£200,000

A bright and spacious 1 bedroom flat in central location

- Spacious purpose built flat
- Private balcony
- Open plan kitchen and reception room
- Lift access
- Ideal first time purchase
- Chain free

Location - City Centre

The Centre is the heart of the City with constant action on offer from the Hippodrome and Colston Hall, Bristol Shopping Quarter at Cabot's Circus to the characterful Christmas Steps, Corn Street and St Nicholas Market. Nearby Millennium Square acts as a gateway to the neighbouring harbourside with its fountains and big screen as well as world class attractions such as Brunel's SS Great Britain, We The Curious, Bristol Aquarium, the Arnolfini, Spike Island, the Watershed and the M Shed.

The Property

This spacious one bedroom apartment is on the second floor of this popular purpose built development located just yards away from Cabot Circus, the Bristol Royal Infirmary and the vibrant Gloucester Road.

The generous living space takes full advantage of large full height windows which allows for plenty of natural light and also provides access to the private balcony.

The modern open plan kitchen offers plenty of storage space with matching wall and base units, as well as a range of integrated appliances such as; fridge/freezer, electric hob & oven and dishwasher.

The spacious double bedroom also benefits from lots of natural light and a large, fully tiled, bathroom comes complete with a mains fed shower over bath, inlaid mirror, basin, WC and heated towel rail.

In addition, there is a large utility / storage cupboard off the hallway which has plumbing for a washing machine.

Other Information

Leasehold: 999 years from 1/12/2005

Management company: Hillcrest

Management Fee: circa £251.35 pcm

Ground rent: £350 pa

Council Tax Band: B

Please Note

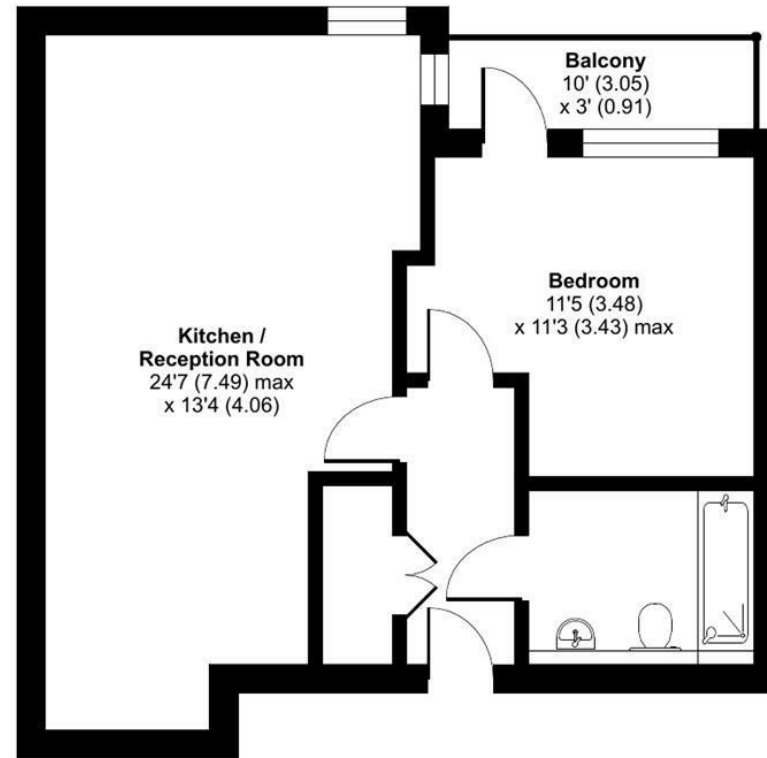
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Kings Quarter Apartments, 15 King Square Avenue, Bristol, BS2

Approximate Area = 523 sq ft / 48.6 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Hollis Morgan. REF: 1139789



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
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EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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