

estate agents **auctioneers**

**hollis  
morgan**



Flat 3, 17 Portland Street, Kingsdown, Bristol, BS2 8HL

£265,000

Hollis Morgan - Occupying the first floor of this charming Grade II Listed Georgian Terrace this one bedroom flat would make an excellent first time buy or investment.

- Fantastic Location
- Grade II Listed Georgian Terrace
- First Time Purchase/Ideal Investment
- Chain Free
- Close to University
- Walking distance to BRI
- Gas central heating

#### The Property

Occupying the first floor of this charming Grade II Listed Georgian terrace in an incredibly popular location just a few moments walk from the BRI and Bristol University.

The property briefly comprises of a spacious living dining area with grey oak flooring throughout and open chimney breast. The fitted kitchen features integrated Bosch appliances including; electric ceramic hob, oven, cooker hood, dishwasher and washer dryer. Also integrated are a fridge and freezer as separate units and the kitchen is complete with white worktops and grey high gloss wall and base units. The bedroom is a good sized double with plenty of space for wardrobes & drawers and is carpeted throughout with charming leafy view. The bathroom has beautiful dark green tiles with a double walk in shower cubicle, hand basin with built in storage and touch light mirror above and w/c. Additionally there is smart storage above the bathroom door for convenience. Finally the hallway is complete with a boiler cupboard with additional storage.

#### Location

Portland Street is located in the highly desirable residential suburb of Kingsdown / Cotham which is ideally positioned for access to Bristol University ( 0.2 Miles ) and the Bristol Royal Infirmary ( 0.1 Miles ) whilst the City Centre ( 0.4 Miles ), accessed via the historic Christmas Steps, provides a wide range of pubs, restaurants and shopping facilities including the recently developed Cabot Shopping Centre with its comprehensive range of high quality stores and individual shops.

#### Tenure & Management Info

New 999 year leasehold from 13/12/2019

Management fees: £94.28 pcm

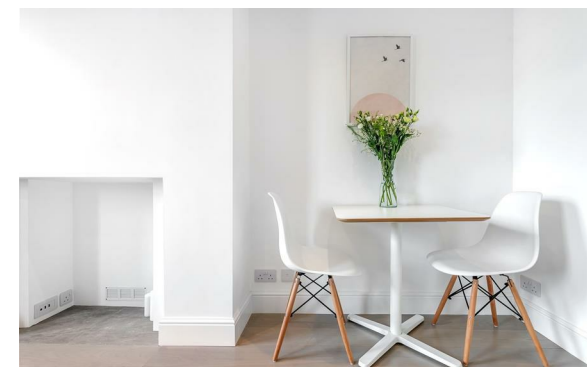
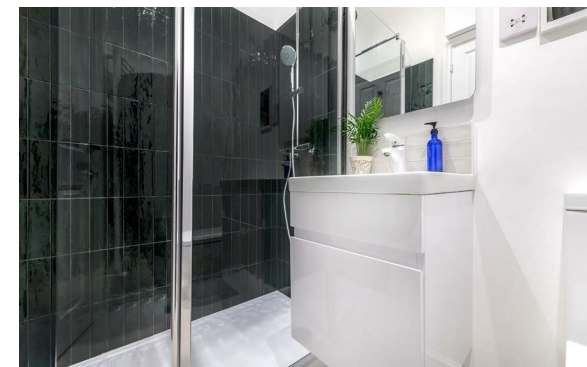
Management Company: Live West

Ground rent: Peppercorn

Parking: On Street Residents Parking (Kingsdown)

#### Please Note

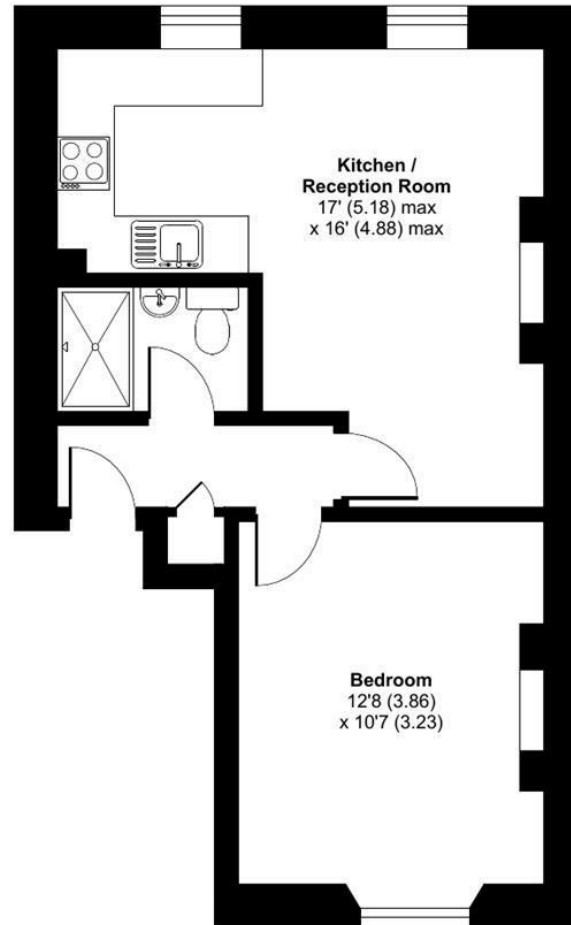
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.



# Portland Street, Kingsdown, Bristol, BS2

Approximate Area = 417 sq ft / 38.7 sq m

For identification only - Not to scale



FIRST FLOOR



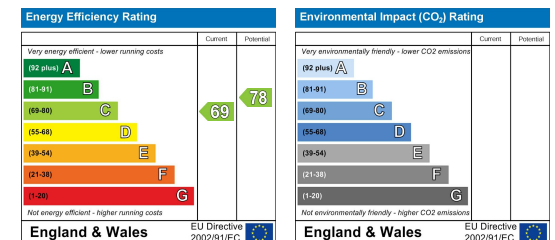
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2022. Produced for Hollis Morgan. REF: 842428



TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk) | [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)

Hollis Morgan Property Limited, registered in England, registered no 7275716  
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ



hollis  
morgan

---