

estate agents **auctioneers**



Flat 3, 20 Portland Square, Bristol, BS2 8SJ
Offers In Excess Of £425,000

An exquisite first floor apartment on an iconic Georgian Square

- Grade I Georgian property
- Iconic square
- Exquisite refurbishment
- Two double bedrooms
- Master with en suite bathroom
- Period features
- High ceilings
- Secure allocated parking
- Central location

The Property

Apartment 3, No. 20, Portland Square is part of an exceptional Grade I* listed townhouse located on one of Bristol's most prestigious Georgian terraces. Built by Daniel Hague in the late 18th century, the building underwent a comprehensive renovation less than a decade ago. This meticulously restored home harmoniously blends original period features with a luxurious modern finish. Elegant throughout, the property showcases classic details such as sash windows, a cast iron fireplace, and impressive coved ceilings.

The apartment is accessed via a grand communal entrance and staircase leading to the first floor. Upon entering the apartment, the hallway leads to the left to a bright, spacious open-plan reception room and kitchen while the shower room sits straight ahead. To the right are two double bedrooms, with the master bedroom benefiting from an ensuite bathroom.

The stunning reception room, with its high ceilings, is filled with natural light from three large sash windows, complete with wooden shutters. A striking cast iron fireplace with an ornate surround serves as a focal point. The thoughtfully designed kitchen features honed grey granite countertops, sleek light grey cabinetry, and high-end appliances, including induction hob, dual ovens, fridge freezer and integrated bluetooth speaker in the overhead cabinets. A centrally positioned island with integrated wine cooler provides a versatile space for casual dining or entertaining.

The shower room boasts floor-to-ceiling grey tiles, a modern three-piece suite, including a large walk in shower, and heated towel rail. Off the corridor is a separate laundry cupboard housing a washing machine. At the rear of the property, the spacious master bedroom offers a peaceful retreat and benefits from plenty of natural light via the two large sash windows. The beautifully appointed ensuite bathroom fitted with a contemporary 3 piece suite includes a bath tub with overhead shower and large mirror. Adjacent to the master bedroom, is the second double bedroom.

Finally, the apartment has the added benefit of having an allocated parking space in the gated car park.

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.

Other Information

Leasehold: 250 years from 27/05/2017

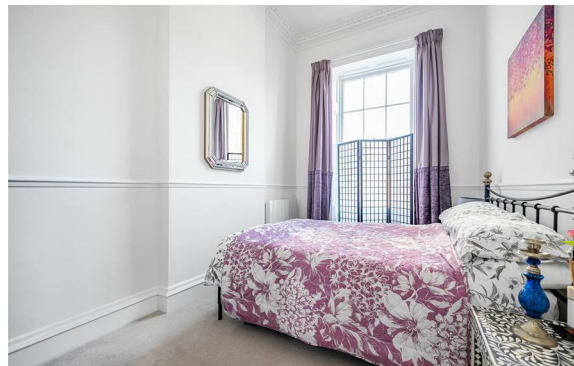
Management Fee: circa 263 pcm

Ground rent: £340 pa

Council Tax Band: C

Please Note

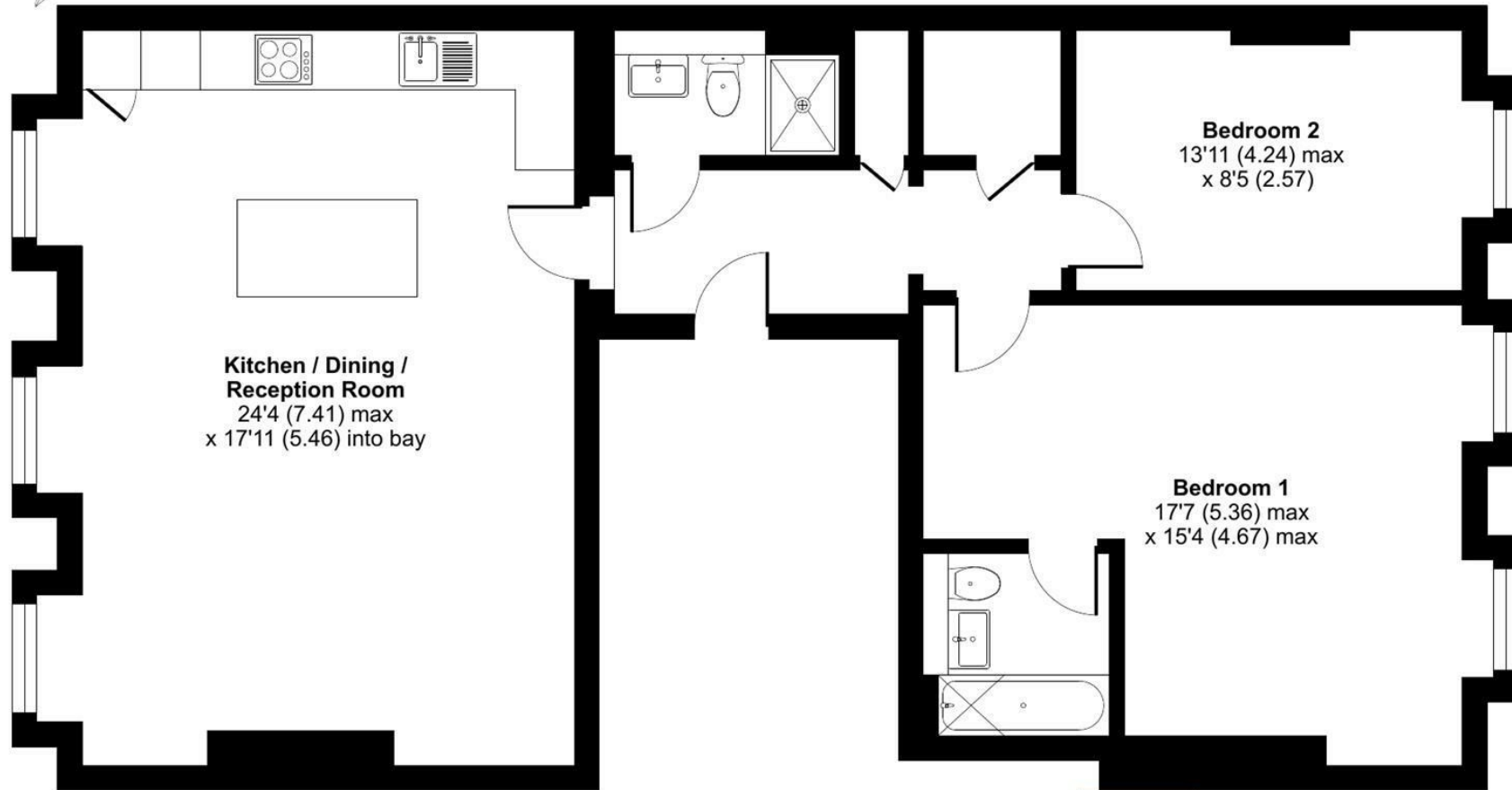
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan 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 Square, Bristol, BS2

Approximate Area = 975 sq ft / 90.5 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). © n̄cheom 2024. Produced for Hollis Morgan. REF: 1188772



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

www.hollismorgan.co.uk | post@hollismorgan.co.uk

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating															
Current	Potential	Current	Potential														
<table border="1"> <tr><td>(92 plus) A</td></tr> <tr><td>(81-91) B</td></tr> <tr><td>(69-80) C</td></tr> <tr><td>(55-68) D</td></tr> <tr><td>(39-54) E</td></tr> <tr><td>(21-38) F</td></tr> <tr><td>(1-20) G</td></tr> </table>		(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1"> <tr><td>(92 plus) A</td></tr> <tr><td>(81-91) B</td></tr> <tr><td>(69-80) C</td></tr> <tr><td>(55-68) D</td></tr> <tr><td>(39-54) E</td></tr> <tr><td>(21-38) F</td></tr> <tr><td>(1-20) G</td></tr> </table>		(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G
(92 plus) A																	
(81-91) B																	
(69-80) C																	
(55-68) D																	
(39-54) E																	
(21-38) F																	
(1-20) G																	
(92 plus) A																	
(81-91) B																	
(69-80) C																	
(55-68) D																	
(39-54) E																	
(21-38) F																	
(1-20) G																	
48	48																
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small>															
<small>England & Wales</small>		<small>England & Wales</small>															
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>															

hollis
morgan
