

estate agents **auctioneers**

**hollis
morgan**



21, Central Hall, 15 Redcross Street, Old Market, Bristol, BS2 0BA

Offers In Excess Of £200,000

A charming (522) duplex apartment located in the vibrant Old Market with secure gated parking. No Chain.

- Open plan living
- Gated development
- Maisonette
- Modern Finish
- Communal gardens
- Allocated parking space
- Central location

The Property

Built circa 1923, Central Hall served as a Methodist Mission Hall for many years. After the bombing of WW2 only the façade remained and, finally, some modern flats were erected in a modern and elegant style, creating a mix of well-appointed apartments.

The apartment is accessed via a gated entrance and then through the communal door.

The living area is a bright and generous space with ample room for both eating and sitting. A well-appointed kitchen occupies a separate area away from the main living space and offers plenty of storage in a range of wall and base units finished with a black laminated work surface as well as a range of integrated appliances.

A set of stairs leads onto the spacious bedroom flooded with natural light via the large window with a pleasant leafy outlook. A modern and spacious bathroom completes the internal accommodation and is fitted with a white 3-piece suite with basin, WC and bathroom with shower and floor and wall tiles.

Location

With a rich history spanning four centuries, Bristol's modern day Old Market district has a unique character built from its vibrant residents and businesses alike. You will discover an eclectic blend of vintage stores and independent shops mixed with cool cafés, bars and restaurants as well as art and music venues. On its doorstep, the bustling bars, cafés, theatres and shops of the city centre are all within easy reach and the renowned Cabot Circus shopping centre is just a short walk away.

Voted 'best place to live' by The Sunday Times in 2017, the city is renowned for its rich heritage and vibrant culture. Birthplace of 'Banksy' and home to Brunel's Clifton Suspension Bridge, Bristol plays host to the Bristol Harbour Festival and Bristol International Balloon Fiesta annually, bringing excitement and colour to this already thriving modern city.

Other Information

Leasehold:150 years from 1 January 2012

Ground rent: NA

Management Fee: £102.16 per month

Council Tax Band: B

Please Note

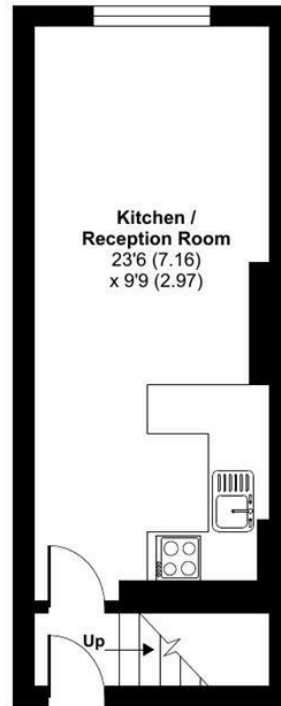
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan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



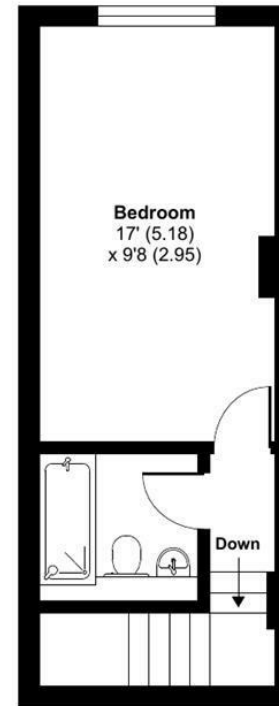
Redcross Street, Bristol, BS2

Approximate Area = 522 sq ft / 48.5 sq m

For identification only - Not to scale



FIRST FLOOR



SECOND 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: 1149697



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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

hollis
morgan
