



£199,950

Ground Floor Flat, 17 Albert Park, Montpelier, BS6 5NE

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

Email: [info@elephantlovesbristol.co.uk](mailto:info@elephantlovesbristol.co.uk)

Web: [www.elephantlovesbristol.co.uk](http://www.elephantlovesbristol.co.uk)

## Ground Floor Flat, 17 Albert Park , Montpelier, BS6 5NE

Offered for sale with no onward chain, is a recently renovated and updated is this one double bedroom flat, located in a central and convenient location within Montpelier. Set within an impressive four storey Victorian building, this property feels light and airy occupying the entire ground floor.

Accommodation comprises; a communal hallway, that leads to the main entrance for the apartment. At the front of the property is the double bedroom which looks out onto the front garden via a period sash window, decorated stylishly and tastefully. The hall leads to open plan kitchen/dining, providing the perfect entertaining space for the apartment. The kitchen is fitted with a range of contemporary base units with wood worktops, benefitting integral appliances such as fridge/freezer, electric oven and hob and washing machine. Adjacent, the bathroom includes a crisp modern suite with stainless steel fittings and decorated stylishly.

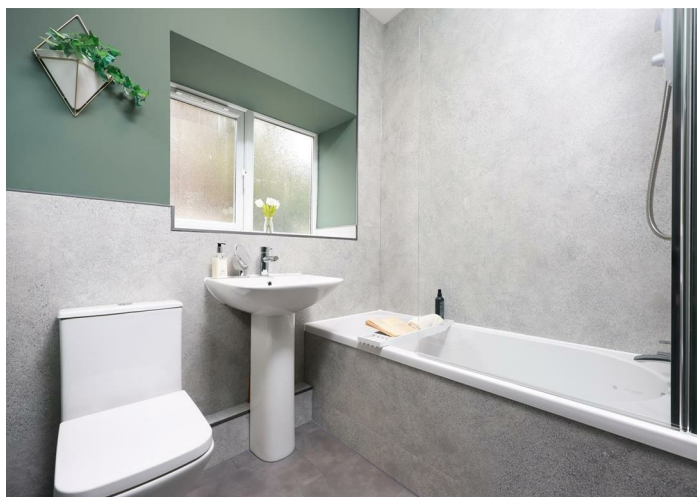
Externally, the property bears a Victorian townhouse facade and a shared communal garden, with further storage under the front stairs, useful for bikes.



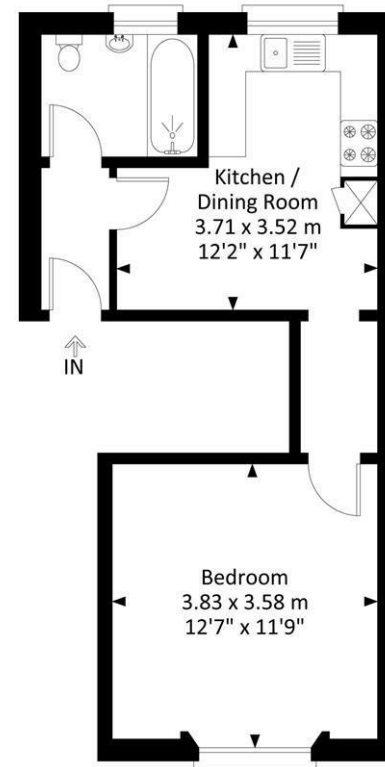
Ground floor flat 17 Albert Park is a stylish flat located in a vibrant and diverse part of the city that provides walking distance to the city centre, Gloucester Road and Cabot Circus. The property is further situated closeby to Montpelier Railway Station.

Vendors Comments:

"We have really enjoyed bringing a new lease of life to this ground-floor flat. The flat is located so conveniently sitting central to Gloucester Road, Stokes Croft, City Centre and access to the M32. Our favourite part of the property is the great views of the colourful houses of Montpelier. We hope a new owner will enjoy the flat!"



**Ground Floor Flat, 17 Albert Park, Montpelier, Bristol, BS6 5NE**  
 Approximate Gross Internal Area = 32.54 sq m / 350.25 sq ft



Ground Floor

Illustration for identification purposes only, measurements and approximate, not to scale.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (82 plus) <b>A</b> (61-81) <b>B</b> (49-60) <b>C</b> (35-48) <b>D</b> (21-38) <b>E</b> (1-20) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>67</b>		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

Disclaimer: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.