



Asking price £265,000

Flat 10, The Azure Bath Buildings, Montpelier, Bristol, BS6 5QL

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- A light and airy two double bedroom apartment
- No onward chain
- Large living area with Juliette balcony
- Roof-top views
- Contemporary kitchen
- Master bedroom with built-in wardrobes
- Allocated secure parking space
- Centrally located within 1 mile of the city centre
- 568 sq ft

A light and airy two double bedroom apartment with allocated parking space conveniently located close top Cheltenham Road in Montpelier. The property further benefits from being offered with no chain.

The accommodation comprises an open plan kitchen/living room. The living space benefits from a Juliette balcony that offers roof-top views across Montpelier and beyond, whilst the kitchen area comprises a range of contemporary wall and base units, complimentary dark worktops and tiled splash-backs. The kitchen also includes a built-in hob and oven and has space for a freestanding fridge/freezer and dishwasher.

Moving to the hallway and across from the main living space is bedroom two which is a well-proportioned double, whilst next door the master bedroom shares the same outlook and also features a built-in wardrobe. Finally, the bathroom is located across the hall and has a modern white suite, floor to ceiling tiled splash-back and stainless steel fittings including a mix shower. To complete the property there is also a large storage cupboard with plumbing for a washing machine.

This fantastic living space is filled with light due to floor to ceiling patio doors. With the addition of parking, this really does offer the perfect blend of practicality and low cost living in one of the most vibrant and exciting areas of town. This well presented home is located close to all the bars, cafes and restaurants of Stokes Croft and Gloucester Road and is within 1 mile of the city centre.

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Approximate Gross Internal Area = 52.84 sq m / 568.76 sq ft

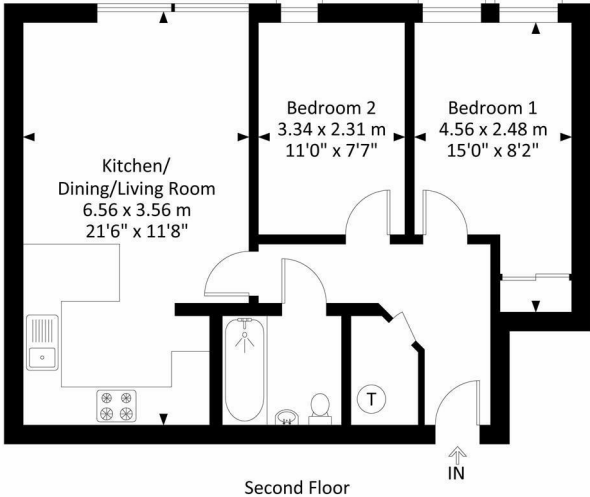


Illustration for identification purposes only, measurements and approximate, not to scale.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(1-10) A		
(81-91) B			(11-20) B		
(69-80) C			(21-30) C		
(55-68) D			(31-40) D		
(43-54) E			(41-50) E		
(31-42) F			(51-60) F		
(1-30) G			(61-70) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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