



£435,000

38a Bath Buildings, Montpelier, Bristol, BS6 5PU

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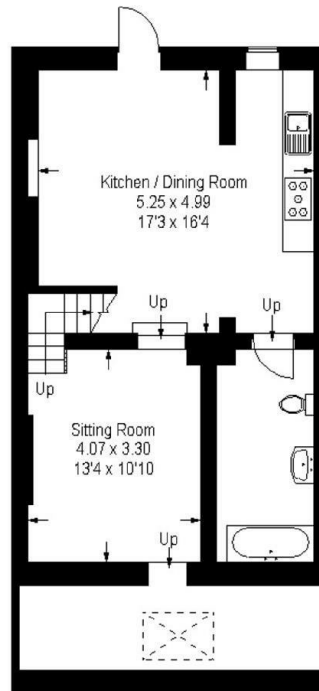
A stylish and unique garden maisonette located on Bath Buildings, right in the heart of Montpelier, sold with no onward chain.

The accommodation on the lower ground level comprises impressive open plan kitchen/ dining area; the dining area has a cast iron log burner, a stripped wood floor and a glass door neatly linking the rear garden. The kitchen is fitted with a range of retro 1950's style English Rose kitchen units with a solid wood work top and duck egg blue tiling. At the front of this floor is a cosy snug seating area with wood floors while adjacent to this is an attractive bathroom with wood floor and a roll top bath.

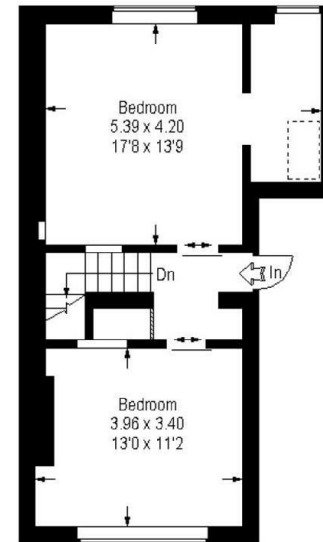
There is an open tread industrial style stair case which leads up to the upper ground floor with a front facing double bedroom with an oak floor and a rear facing double bedroom with separate dressing/study area. At the rear is a surprisingly large south east facing garden with a decked seating area, lawn, mature borders and rear access. This special maisonette is centrally positioned within 1 mile of the city centre while being in easy reach of a range of shops, cafes and bars on Picton Street and Stokes Croft.







Lower Ground Floor



Ground Floor

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Approximate Gross Internal Area
105 sq m / 1130 sq ft



Reduced headroom below 1.5 m / 5'0



FLOORPLANZ © 2013
0845 6344080 Ref 109995
This plan is for guidance only.
Not drawn to scale, unless stated.
Windows & door openings are
approximate.
All dimensions are in feet in the
preparation of this plan, please
check all dimensions, angles &
completeness before making
any decision on the plan.

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 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	55	58		58	61
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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