



MAGGS
& ALLEN

230, THE CRESCENT HANNOVER QUAY
CITY CENTRE, BRISTOL, BS1 5JR
Asking Price £330,000

A superbly well-located, and well-presented purpose built two-bedroom apartment with secure parking and communal gardens. Offered with no onward chain.

Property Details

A two-bedroom, two-bathroom first-floor apartment situated in the prime location of Bristol's harbourside is now available for sale with vacant possession. This property is perfect for individuals working in central Bristol or as a buy-to-let investment, with a potential rental income of £1,800 per month (£21,600 per year). Further benefits include a spacious kitchen/living/dining room, two spacious bedrooms with the master benefiting from an en-suite a long with a further family bathroom. The property also benefits from secure unallocated secure parking and communal gardens. This is fantastic location with fabulous views.

Leasehold Information

Sold on the remainder of a 999 year lease which began in 2007.

Ground Rent - We understand the ground rent is £150 per annum. Please refer to the online legal pack for confirmation.

Service Charge & Buildings Insurance - We have been informed that the service charge £1910.36per annum and buildings insurance £2627.98per annum. Please refer to the legal pack for confirmation.

Location

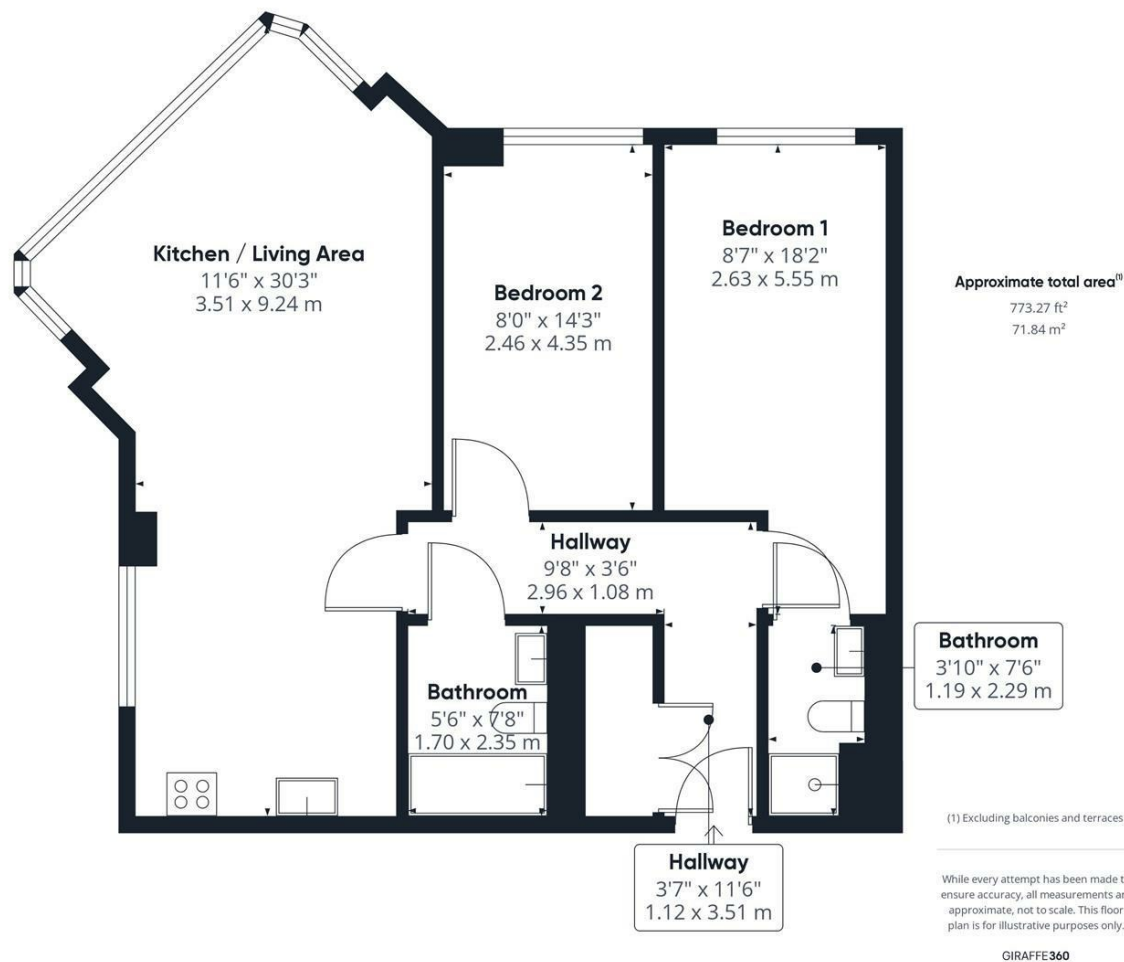
Bristol city centre is the heart of Bristol, famous for numerous reasons, packed with something for everyone. Wherever that be the bustling Cabot Circus and Broadmead shopping centres, the many cafes, and restaurants on the harbourside or on Welsh Back, Corn Street or Park Street, or perhaps you prefer the open spaces at the historic Castle Park.

The city centre is also well-known for its street art (home of Banksy!), and entertainment, being home to The Old Vic theatre and the O2 Academy. It's therefore no surprise that the city centre appeals to students, young professionals, and families alike.

Ongoing Works

Works are currently underway to replace cladding around the exterior of the property. These works are being paid for by the developer of the builder.





- Stunning, modern two-bedroom apartment
- Secure off-street parking
- Communal garden
- Premium, central location overlooking the harbour side
- Two bathrooms
- Neutral decor
- Offered with no onward chain

Guide Price: £330,000

Tenure: Leasehold

Council Tax Band: D

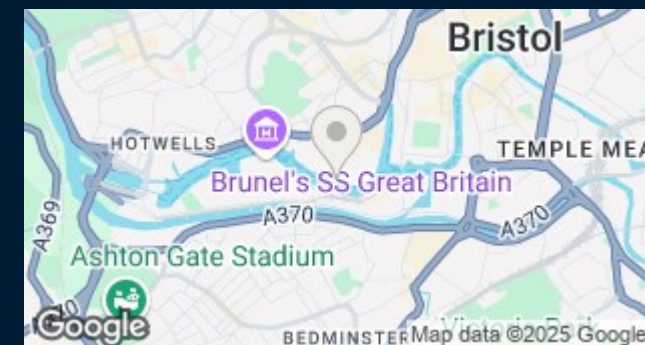
EPC Rating: B

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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