



MAGGS  
& ALLEN

106 MONTREAL AVENUE  
HORFIELD, BRISTOL, BS7 0NQ  
Asking Price £165,000

A well-presented one-bedroom, ground floor apartment with a private, secure garage. Located ideally for commuting to the centre or Abbeywood, and offered with no onward chain.

## Property Description

A well-maintained, bright one-bedroom ground floor apartment situated on Montreal Avenue, just a short stroll from the local amenities on Gloucester Road.

Access is through a communal hall featuring an intercom entry system. The accommodation includes an entrance hallway, a living/dining room, a fitted kitchen with matching wall and floor mounted units, a double bedroom, and a bathroom with WC, shower over bath and hand wash basin.

Additional highlights of the property include double glazing, gas central heating and a single garage located in a secure, gated area.

This apartment is available for sale with no onward chain, making it an ideal choice for first-time buyers or investors.

## Location

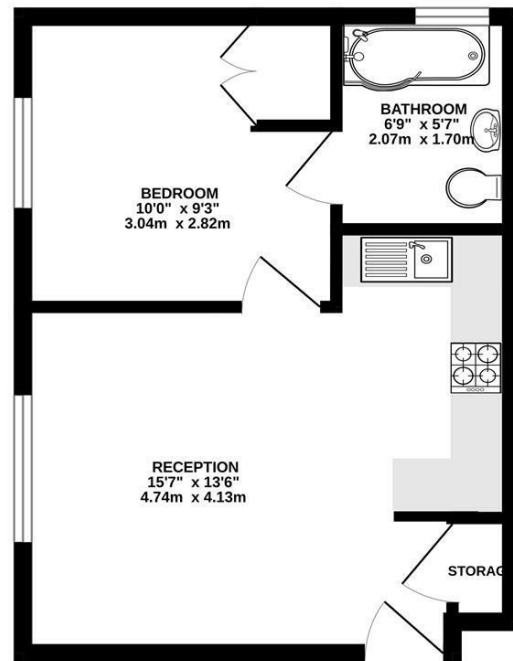
Horfield is situated within close proximity to Gloucester Road with its vast array of independent shops, cafes & restaurants including Burra cafe, Pinkmans' Bakery and FED 313, and Bottles & Books.

The area features a blend of tree-lined Victorian streets such as Churchways Avenue, and the 1930's properties that are emblematic of the area. The open spaces of Muller Road Recreational Ground and Horfield Common are nearby as well as Horfield Leisure Centre and the Memorial Stadium.

Boasting excellent schools, spacious properties, and abundant green spaces, this suburb in North Bristol has gained popularity among both families and young professionals seeking a location just beyond the Bristol City Centre.



**GROUND FLOOR**  
314 sq.ft. (29.1 sq.m.) approx.



**TOTAL FLOOR AREA : 314 sq.ft. (29.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- One-bedroom ground floor apartment
- Secure private garage
- Convenient location
- Neutral decor
- Double bedroom
- Offered with no onward chain

**Guide Price:** £165,000

**Tenure:** Leasehold

**Council Tax Band:** A

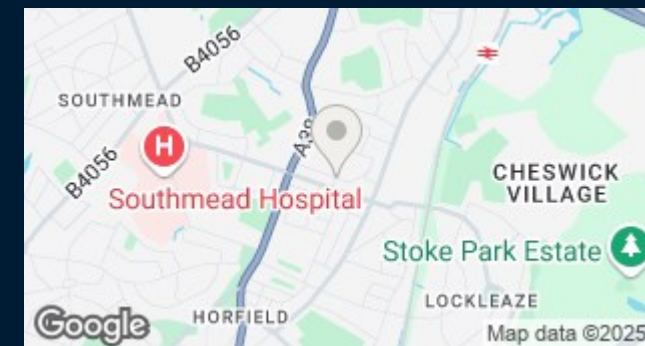
**EPC Rating:** C

**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.





60 Northumbria Drive, Henleaze, Bristol, BS9 4HW  
 0117 949 9000  
[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk) | [agency@maggsandallen.co.uk](mailto:agency@maggsandallen.co.uk)



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