



MAGGS
& ALLEN

FLAT 59, HAMILTON COURT MONTAGUE
KINGSDOWN, BRISTOL, BS2 8NZ
Asking Price £205,000

A contemporary, one bedroom apartment offering open-plan living and access to communal gardens. Located within the heart of Bristol's City Centre.

Approach

On the corner of Dighton Street and Montague Street, communal doors with a telephone entry system open into a large communal lobby, with a lift providing access to the third floor.

Accommodation

The front door opens from the communal hall into a generous entrance hall with wood effect flooring and access to a large storage cupboard housing the hot water cylinder. This in turn leads to a bright and contemporary open-plan living space, with wood effect flooring throughout and a Juliet balcony overlooking the communal gardens. The room provides ample space for living and dining, and benefits from a kitchen fitted with a range of wall and base-mounted units with wood-effect fronts and work surfaces. Integrated appliances include an electric oven, electric hob with extractor, dishwasher, stainless steel sink with drainer and further space for a washing machine.

The bedroom is a sizeable double, with carpeted floors, fitted wardrobes and a window overlooking the communal gardens. The bathroom boasts a modern white suite comprising toilet, pedestal sink and bath with shower over.

Externally

Outside, there is a communal patio area for private use by the residents of Hamilton Court, complete with picnic benches, further seating areas and raised flowerbeds.

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.

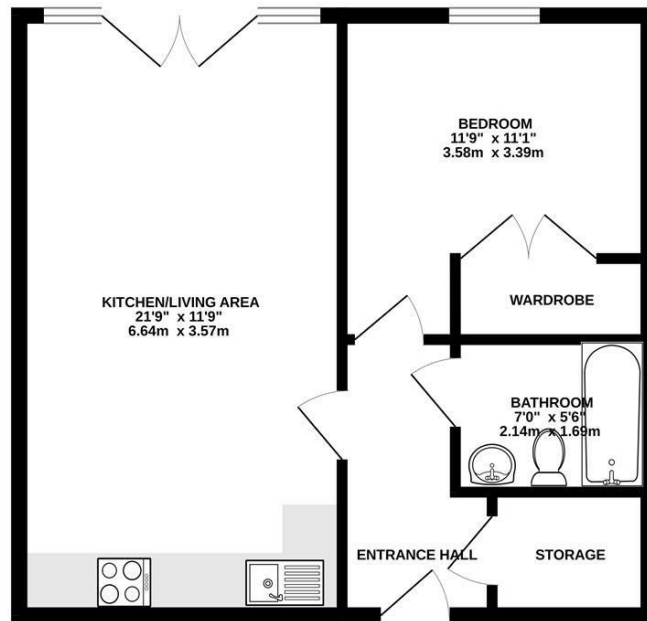
The city centre is also well-known for its street art (home of Banksy!), and entertainment, being home to The Old Vic theatre and the O2 Academy. It's therefore no surprise that the city centre appeals to students, young professionals, and families alike.

Lease Information

We have been advised the property has 119 years remaining. The ground rent is £310.78 annually. The block service charge is £639.12 paid half yearly and the estate service charge is £380.99 paid half yearly.



THIRD FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA - 497 sq.ft. (46.2 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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- A one bedroom, city centre apartment
- Open-plan living space
- Juliet balcony and communal gardens
- Purpose-built block with lift
- Situated within a short walk from Gloucester Road, Cabot Circus and Temple Meads
- Offered to the market with no onward chain

Guide Price: £205,000

Tenure: Leasehold

Council Tax Band: B

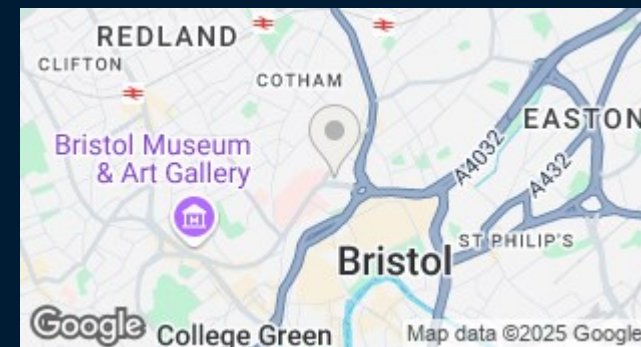
EPC Rating: B

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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