



HAMILTON COURT MONTAGUE STREET,  
BRISTOL, BS2 8NZ

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**GOODMAN  
& LILLEY**



A BEAUTIFULLY PRESENTED AND LIGHT ONE BEDROOM UPPER FLOOR APARTMENT WITHIN THE DESIRABLE HAMILTON COURT DEVELOPMENT.

NO ONWARD CHAIN.

This immaculate 5th floor apartment has stunning views, is perfectly located for the Bristol Royal Infirmary, Bristol University and City Centre and benefits from a lift to all floors and attractive communal gardens.

### Accommodation

Please see the floorplan for room measurements.

The welcoming central hallway has a video entry system and large storage cupboard.

The stylish tiled bathroom has a white suite and heated towel rail.

The spacious double bedroom has a built-in wardrobe with mirrored doors and two double glazed windows providing open views towards Kingsdown.

The impressive 23ft5 x 11ft5 open plan living area has a modern kitchen with integrated appliances including Zanussi washer/dryer, Zanussi oven and induction hob, Whirlpool slimline dishwasher and Baumatic microwave oven, floor to ceiling square bay window with far reaching open views towards Kingsdown.

### Communal garden

To the rear of the building is a large, enclosed communal sun terrace.

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- Hamilton Court
  - Spacious open plan living area
  - Family bathroom
  - Additional storage
  - Attractive communal gardens
  - Immaculate 5th floor apartment
  - Square bay window with open views
  - Double bedroom with built-in wardrobe
  - Lift to all floors
  - No onward chain



GUIDE PRICE £230,000



## Fifth Floor

Approx. 45.9 sq. metres (494.5 sq. feet)



Total area: approx. 45.9 sq. metres (494.5 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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