



MAGGS  
& ALLEN

108 MONTREAL AVENUE  
HORFIELD, BRISTOL, BS7 0NQ  
£165,000

A well-presented one-bedroom, ground floor apartment with a private carport, offering parking for one car. 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 a living/dining room, a fitted kitchen with matching base and wall-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 carport 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.

## Lease Information

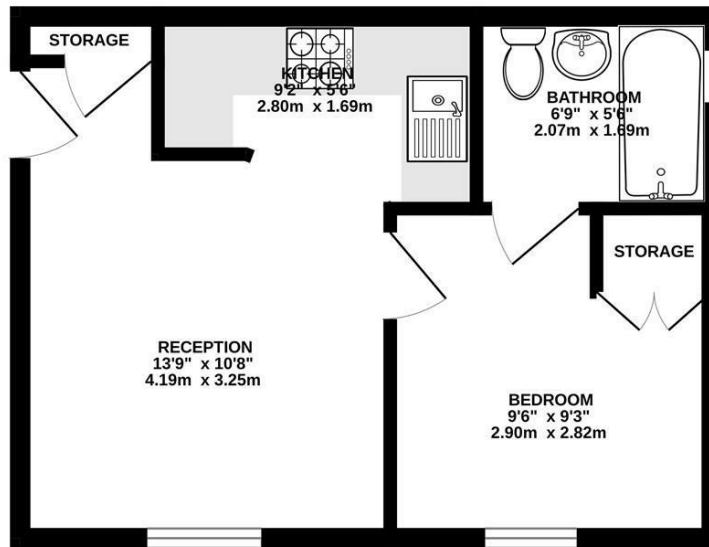
We understand there are 976 years remaining on the lease.

We understand there is an annual service charge of £1,789.53, and an annual ground rent of £151.43.

Please note these figures should be checked by your legal advisor.

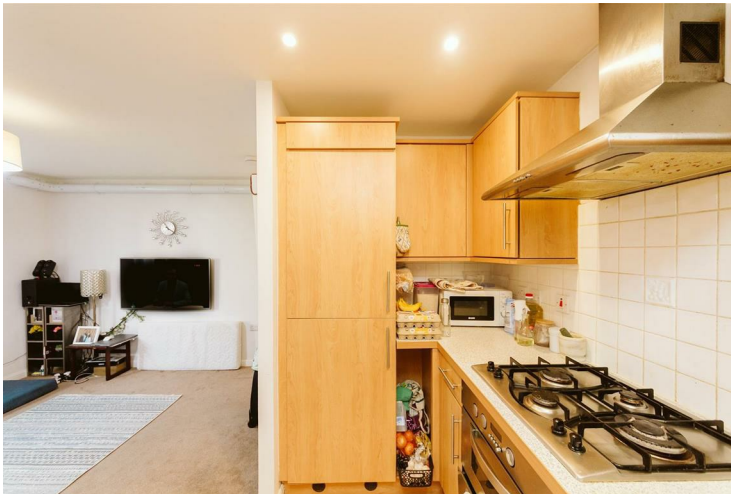


**GROUND FLOOR**  
313 sq.ft. (29.1 sq.m.) approx.



**TOTAL FLOOR AREA : 313sq.ft. (29.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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
- Private carport, offering parking for one car
- Double bedroom with fitted storage
- Open-plan living/kitchen area
- Neutral decor throughout
- Convenient location, close to Gloucester Road and transport links
- Offered to the market with no onward chain

**Guide Price:** £165,000

**Tenure:** Leasehold

**Council Tax Band:** A

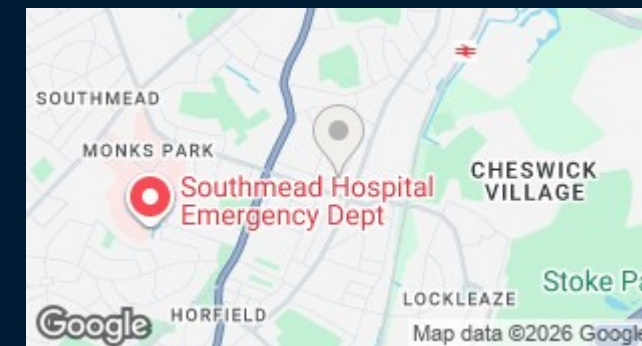
**EPC Rating:** C

**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.





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