



Hall Floor Flat, Picton House, 25b Picton Street

Guide Price £300,000

**RICHARD  
HARDING**

# Hall Floor Flat, Picton House, 25b Picton Street, Montpelier, Bristol, BS6 5PZ

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A 2 bedroom (1 double, 1 single) hall floor apartment with private entrance and communal front courtyard garden, forming part of an impressive Georgian building in the heart of Montpelier. Full of interesting features, natural light and offered with no onward chain.

## Key Features

- 1 of 3 flats (each enjoying their own private entrance) set within a Grade II listed building and benefitting from the remainder of a 999 year lease and a share of the Freehold.
- Formally the Hayles and Howe showroom, the sitting room of the apartment is notable for its fine array of ornamental plasterwork.
- On the cusp of a highly desirable array of independent cafes, restaurants and shops on Picton Street itself, with Stokes Croft and Montpelier Train Station only moments away.
- The building was converted to apartments circa 2011. Following the conversion, the sash windows and roof have both been comprehensively refurbished.
- Situated in the Montpelier Conservation area and MR Residents' Parking Scheme.
- Communal courtyard garden to front with dedicated bin stores.
- No onward chain making a prompt move possible.

## ACCOMMODATION

**APPROACH:** over right of way to right hand side of building, up a short flight of steps to a slightly raised entrance to a private wooden front door which opens to:-

**KITCHEN/SITTING ROOM:** (19'9" x 14'1") (6.02m x 4.28m) measured as one, but described separately as follows:-

**Sitting Area:** dual aspect room with wood framed sash window to front elevation and double glazed wood framed windows to rear elevation. High ceilings with a variety of ornate ceiling roses and plaster mouldings due to its previous use as a showroom. Wood flooring, pair of radiators, former fireplace with decorative surround and slate hearth, antique working safe and disused doorway.

**Kitchen:** open plan with adjacent sitting room but described separately. Undercounter kitchen units and separate wall-hung cabinet. Square edged stone set worksurfaces with integrated stainless steel sink and mixer tap and a 4-ring induction hob with integrated electric oven below and appliance space for freestanding fridge/freezer. Intercom entry phone system. Wooden flooring.

**HALLWAY:** L-shaped inner hallway connecting to the remaining rooms. Storage cupboard with wooden shelving. Alcove, high level shelving.

**BEDROOM 1:** (16'3" x 13'11") (4.95m x 4.23m) sash window to front elevation into shallow bay, high ceilings continue with ornate central ceiling rose and ceiling mouldings, wooden flooring, disused doorways, pair of radiators, fireplace with wooden surround and tiled hearth.

**BEDROOM 2:** (8'2" x 7'10") (2.49m x 2.40m) dual aspect room with double glazed wood framed windows to rear and side elevations. Worcester combi Greenstar 24i Junior boiler. Radiator. High level mezzanine for single bed. This is a single bedroom but offers excellent floor area when utilised with the mezzanine.





**BATHROOM/WC:** high ceilings, small acrylic bath with mains fed shower over with side screen and partially tiled enclosure. Wall mounted handbasin with mixer tap, close coupled wc. Tile effect flooring, mains fed heated towel rail, shelving, extractor fan.

## OUTSIDE

**COMMUNAL FRONT COURTYARD:** positioned in front of the building, a small garden space with shared bin store.

## IMPORTANT REMARKS

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

**FIXTURES & FITTINGS:** only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

**TENURE:** it is understood that the property is Leasehold for the remainder of a 999 year lease from 1 January 2011 and benefits from a share of the Freehold. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the monthly service charge is £150. This information should be checked by your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: B

### **PLEASE NOTE:**

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum E rating**, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

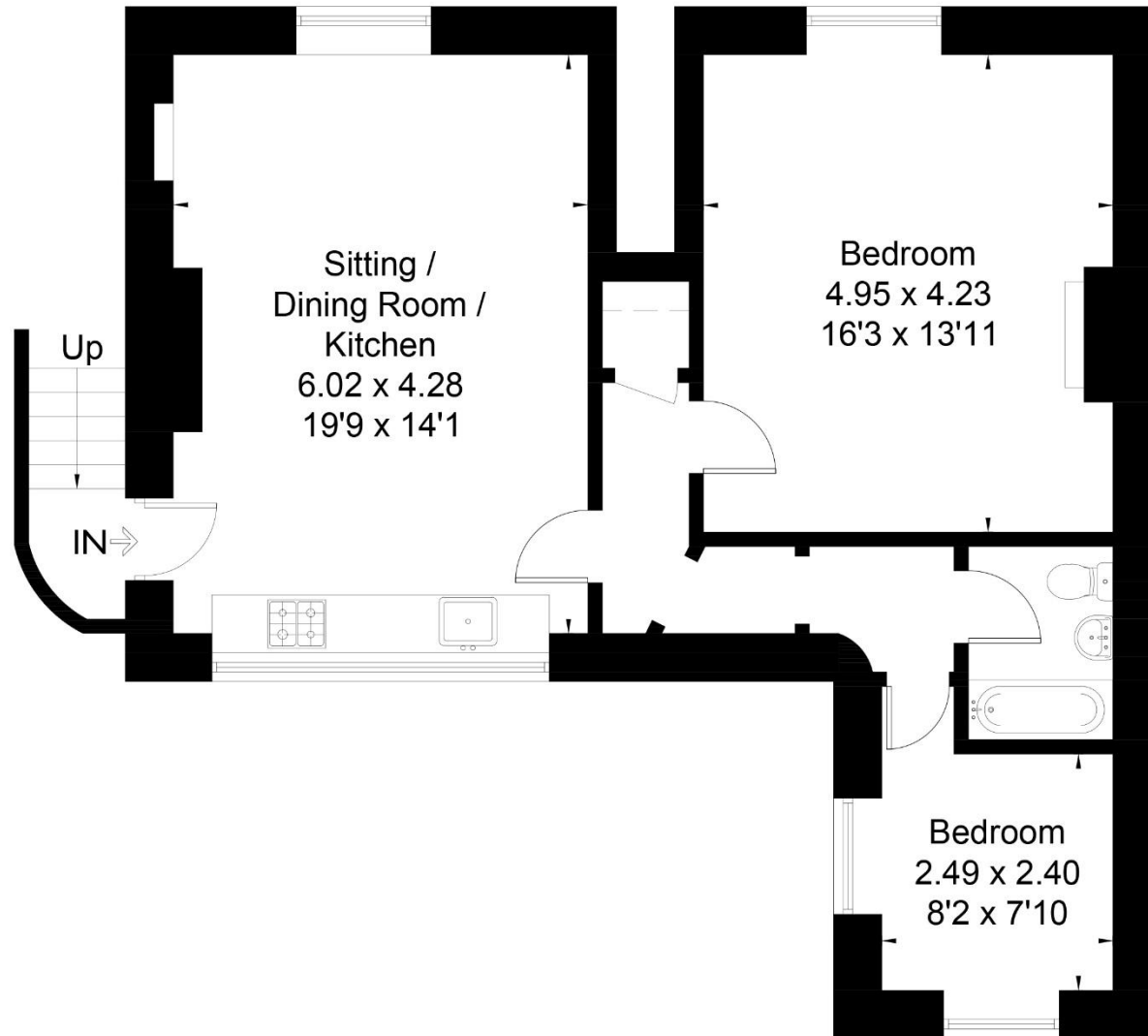


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

# Picton House, 25B Picton Street, Montpelier Bristol BS6 5PZ

Approximate Floor Area = 66.7 sq m / 718 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #108478