



50 PICTON STREET,
BRISTOL, BS6 5QA

**GOODMAN
& LILLEY**



Accommodation

Please see floor plan for measurements.

Set on the second floor of this attractive period property in the heart of Montpelier is this compact one-bedroom flat, offering an excellent opportunity for first time buyers or investors.

The property is accessed via a communal hallway and opens into a kitchen/living/dining space. A hallway leads through to the bedroom, which is well-proportioned and enjoys a pleasant outlook via a sash window. The shower room is conveniently positioned off the main living space.

Location

Residents benefit from being right at the heart of this vibrant part of Bristol, known for its colourful mix of independent shops, cafés and eateries. Popular spots such as The Bristolian, Bianchis, Wangs, Café Kino and The Crafty Egg are all within easy walking distance, along with well-regarded local pubs including The Cadbury, The Old England and The Star and Garter.

Montpelier is also ideally positioned for convenient access into Bristol City Centre, whether on foot or by bike. Regular bus services run along the nearby A38, and Montpelier train station provides connections across the city and to Bristol Temple Meads. For those who enjoy green space, St Andrews Park and Narrowways Nature Reserve are both close by, while the M32 and Temple Meads station offer straightforward routes further afield.

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- Second floor apartment
 - Open plan living area
 - Vacant possession
 - No onward chain
 - Spacious double bedroom
 - Natural light to all rooms
 - Will suit a variety of buyers



GUIDE PRICE £190,000



Apartment

Approx. 29.0 sq. metres (312.6 sq. feet)



Total area: approx. 29.0 sq. metres (312.6 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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