



**Connells**

Patterson House Prewett Street  
BRISTOL

# Patterson House Prewett Street BRISTOL BS1 6PF

for sale  
**£180,000**



## Property Description

Situated on Prewett Street, in Bristol City Centre, is this well-presented two bedroom flat. The flat has a modern feel throughout, with big windows bringing in a lot of light. The flat is in an ideal location for those looking to walk regularly into the City Centre or Harbourside areas.

This property would make a fantastic investment opportunity or perfect for commuters in central Bristol.

Please note that an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee can not be refunded, even if the property purchase does not go ahead.

## Ground Floor

### Hallway

### Kitchen

10' 6" x 6' 11" ( 3.20m x 2.11m )

### Living Room

11' 5" x 8' 10" ( 3.48m x 2.69m )

### Balcony

## First Floor

### Landing

### Bedroom 1

11' 9" x 11' 6" ( 3.58m x 3.51m )

### Bedroom 2

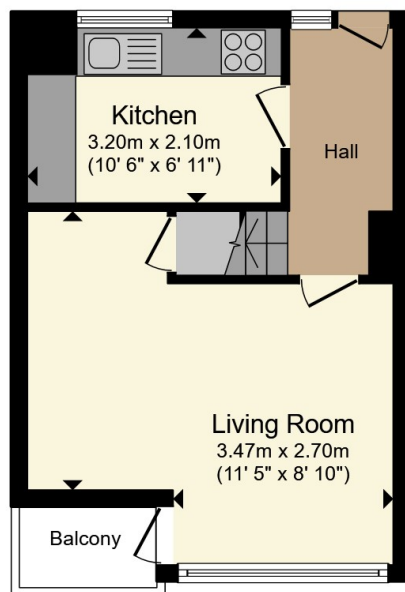
11' 3" x 9' ( 3.43m x 2.74m )

### Bathroom

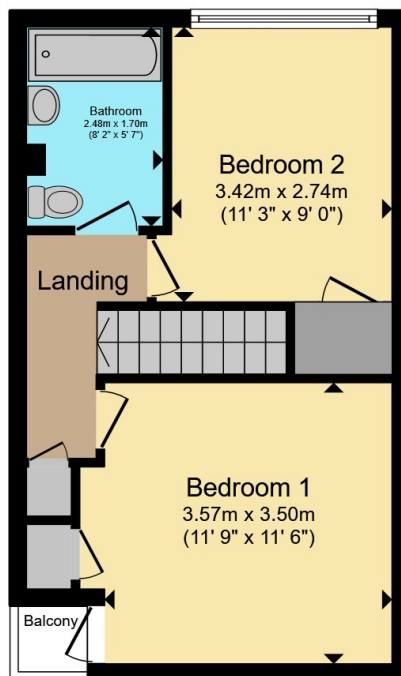
8' 2" x 5' 7" ( 2.49m x 1.70m )







**Ground Floor**



**First Floor**

Total floor area 63.7 m<sup>2</sup> (685 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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243 North Street Southville  
BRISTOL BS3 1JN

EPC Rating:  
Awaited

Council Tax  
Band: A

Service Charge:  
2435.83

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BMR312693](http://connells.co.uk/Property/BMR312693)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 19 Jan 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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