

estate agents **auctioneers**

**hollis
morgan**



208 High Kingsdown, Kingsdown, Bristol, BS2 8DG
Offers In Excess Of £300,000

A well-presented 2 bedroom flat in a quiet position with lovely elevated views and surrounding greenery. Sought-after High Kingsdown development. Modern bathroom. Central location. Private garage.

- Central location
- Private garage
- Lift access
- Fine views
- Open plan living area
- Two double bedrooms

The Property

This well-presented two-bedroom flat is situated within the sought-after High Kingsdown development in Bristol. Offering well-proportioned accommodation throughout, the property provides a comfortable and practical layout, ideal for professionals, couples, or anyone looking for a peaceful home in a central Bristol location.

Upon entering the property, you are welcomed by a well-presented entrance hallway, providing a practical introduction to the accommodation and access to the principal rooms. The hallway leads through to a bright and spacious living room, which creates an ideal setting for both relaxing and entertaining, with pleasant elevated views across the surrounding area.

The fitted kitchen offers a practical and well-appointed space, positioned separately from the main living area while retaining an open and sociable feel, while the two well-sized bedrooms offer excellent flexibility, with the second bedroom also suitable for use as a home office or additional living space.

The bathroom is finished with contemporary tiled walls, a modern vanity unit with countertop basin and a spacious walk-in shower.

The property enjoys a quiet and peaceful position within the popular High Kingsdown development, whilst still benefiting from easy access to Bristol city centre and its excellent range of amenities. Externally, the property benefits from a private garage, providing extra convenience and secure storage.

Location

High Kingsdown and the surrounding areas is a popular and attractive location in Kingsdown and within a short walk of the University of Bristol, the city centre and Gloucester Road. The property is ideally suited for access to Whiteladies Road and its stylish bars, restaurants and cinema, Gloucester road with its vibrant independent shops, bars and restaurants and the city Centre close by with its array of business, educational, leisure, shopping and entertainment facilities, including the impressive Cabot Circus complex. Local bus routes are located within a short walking distance whilst Redland train station is only 1/4 mile. The motorway network is also easily accessible.

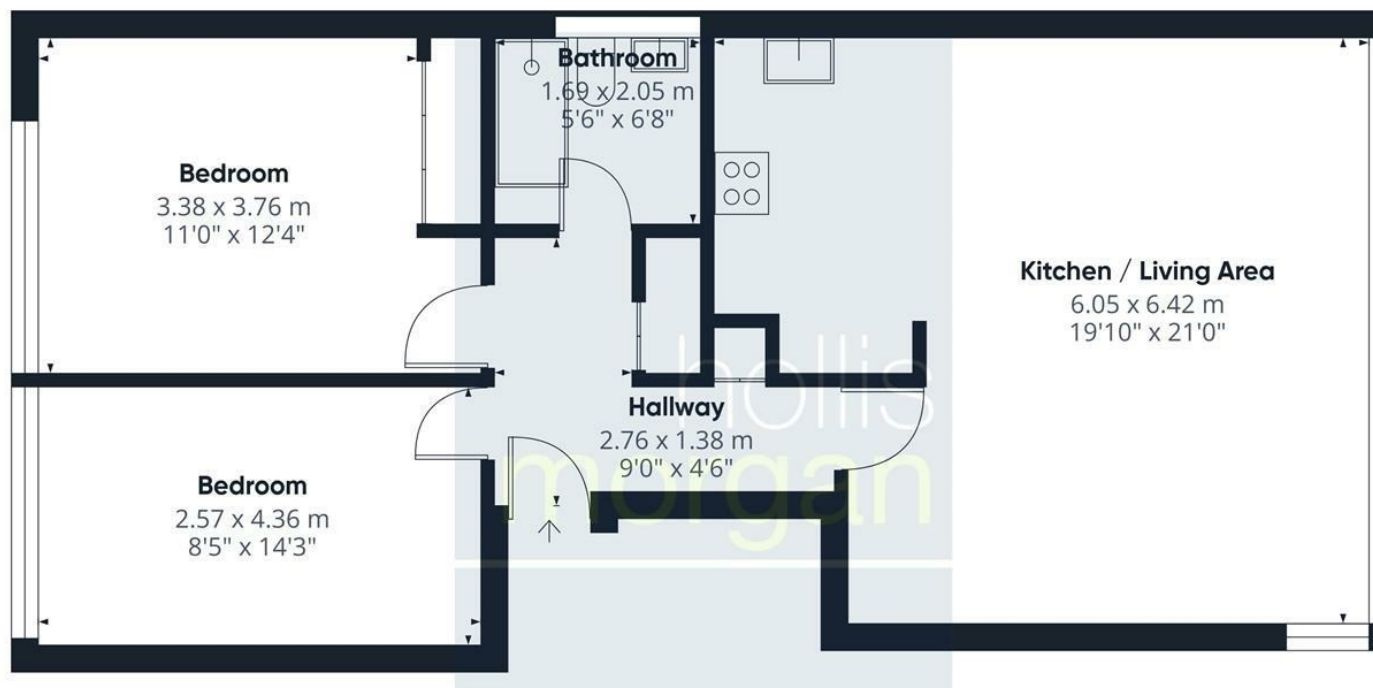
Further Information

Leasehold - 999 years from 1 January 1972
Management fees - £271.3 pcm
Ground rent: £31.50 pa
Council Tax band: C

Please Note

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 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. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. 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 note that in some instances the photographs may have been taken using a wide angle lens.





Approximate total area^m
76.9 m²
828 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

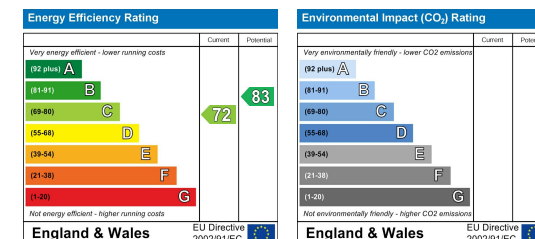
GIRAFFE360



TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered no 7275716
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ



hollis
morgan
