

estate agents **auctioneers**

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morgan**



Flat 3, Henderson House Dove Street South, Bristol, BS2 8JA

£240,000

A bright and spacious two-bedroom apartment, moments from Bristol's vibrant city centre.

- Purpose built apartment
- Close to Gloucester Road and the city centre
- Modern kitchen & bathroom
- Bright and Spacious
- No onward chain
- High energy rating (EPC - B)

### The Property

The property features two generous double bedrooms, including a very spacious master bedroom flooded with natural light from a large window. The second double bedroom is also well-proportioned, providing ample space for additional furniture and storage.

The modern bathroom is fitted with a full-sized bath and an overhead shower, creating a practical and stylish space. The property benefits from a particularly large storage cupboard in the hallway, offering excellent storage and space for additional utilities, such as a tumble dryer. The spacious living room boasts large windows overlooking the gardens to the rear, allowing plenty of natural light to fill the room. There is ample space for both comfortable living room furniture and a dining table, making it ideal for relaxing and entertaining.

Leading directly from the living room, the contemporary kitchen is well-equipped with a range of wood-effect wall and base units, providing ample storage, alongside generous worktop space for food preparation.

This attractive flat in a desirable central location, would make an ideal home for professionals, couples, or investors.

### Location

The property occupies a prominent position within the popular suburb of Stokes Croft. An array of amenities and services are all within close proximity including independent retailers, convenience stores, pubs, bars, cafes and restaurants. Bristol City Centre, The University of Bristol and Bristol Royal Infirmary are all within walking distance of the property.

### Further Information

Leasehold Info -  
Ground rent:  
Service charges:

### 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 All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries.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.

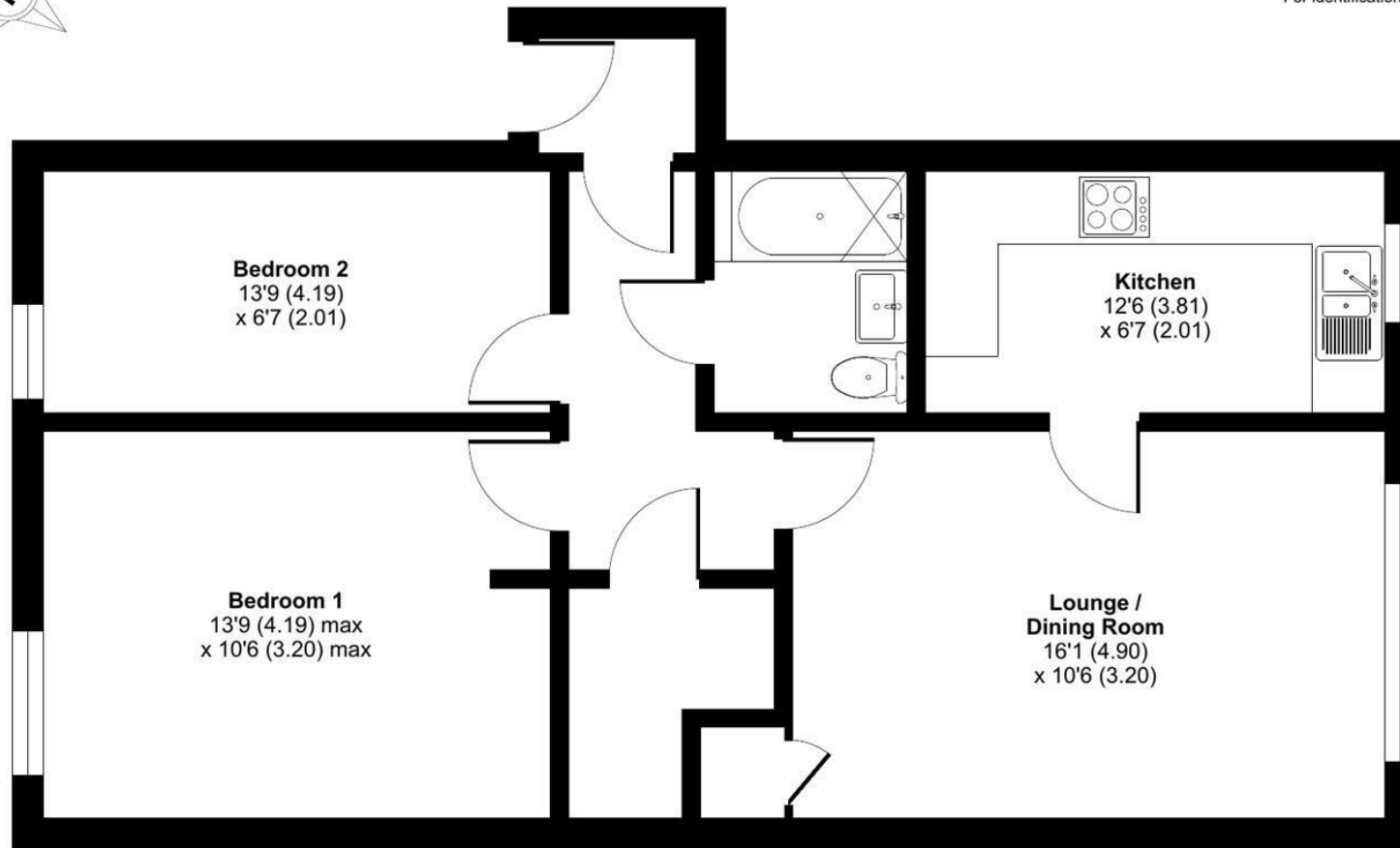




# Dove Street, Bristol, BS2

Approximate Area = 655 sq ft / 60.8 sq m

For identification only - Not to scale



THIRD FLOOR



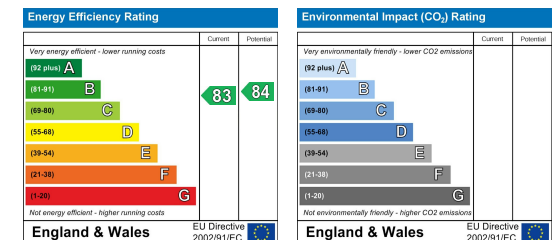
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hollis Morgan. REF: 1115976



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