

estate agents **auctioneers**

**hollis  
morgan**

**4, Corsham Court Melton Crescent, Bristol, BS7 0LF**  
**£225,000**

Hollis Morgan - A superb two double bedroom apartment situated within a purpose built development conveniently located within a popular suburb of Bristol.

- Modern purpose build block of flat
- Stunning finish
- First floor flat
- 2 double bedrooms
- Open plan living
- Large balcony
- Convenient location
- Ideal for first time buyer or perfect investment opportunity

#### The Property

Flat 4, Corsham Court is part of an exceptional bespoke development within a popular suburb of Bristol.

This stylish apartment boasts a contemporary open-plan living area, where the modern kitchen comes fully equipped with integrated appliances including a hob, oven, extractor, dishwasher, fridge/freezer, and washing machine. Sleek white gloss cabinetry is paired with light grey worktops and wood-effect laminate flooring, creating a clean and modern feel.

The bathroom is elegantly appointed with stone-effect floor tiles, porcelain wall tiles, chrome waterfall taps and a heated towel rail, offering a refined and relaxing space.

Both bedrooms are generously sized doubles, providing ample room for various furniture layouts. The principal bedroom benefits from a dual aspect, with French doors opening onto a sizeable, decked balcony and an additional window, flooding the space with natural light. The second double bedroom is also well-proportioned and finished with soft grey carpeting for added comfort.

#### Location

Lockleaze is a highly sought-after location, well-connected by excellent public transport. Set in a prominent position with local shops just moments away, it offers great access to both UWE and the University of Bristol.

Major employers such as the MOD, Southmead Hospital, BAE Systems, and Rolls Royce are all within easy reach, with Filton Abbey Wood Train Station just a short distance away.

The lively Gloucester Road is within walking distance, boasting a fantastic mix of independent shops, pubs, bars, and restaurants. Meanwhile, Bristol City Centre lies just three miles away, with convenient transport links via the M32 and Bristol Temple Meads.

#### Other Information

Leasehold: residue of 250 years

Management Fee: £93.66 pcm

Ground rent: Peppercorn

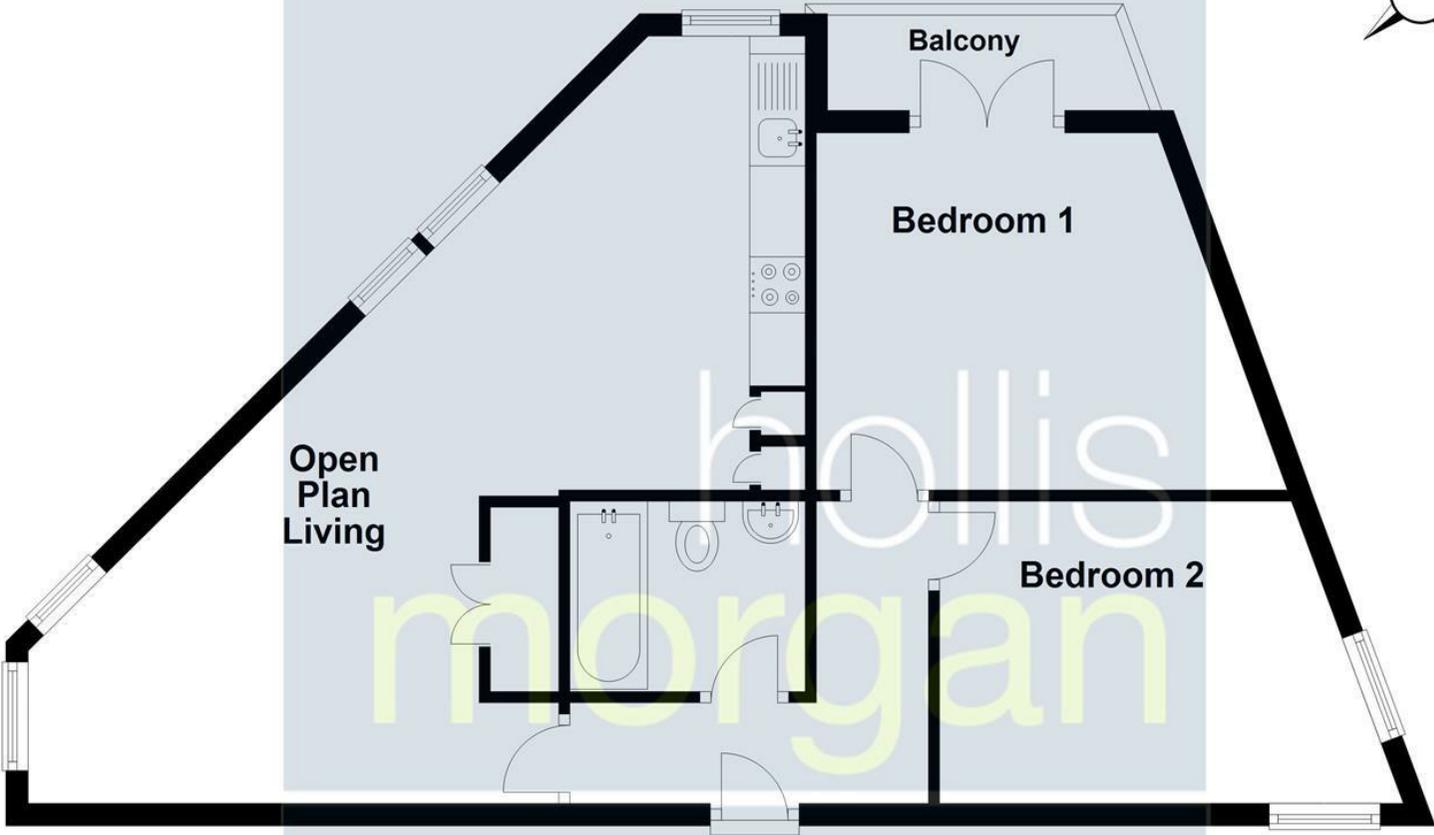
Council Tax Band: C

#### 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.



# First Floor



Total area: approx. 58.3 sq. metres (627.4 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.

Plan produced using PlanUp.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
	81	81	
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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