

estate agents **auctioneers**

**hollis  
morgan**

HENDERSON HOUSE

Flat 5, Henderson House Dove Street South, Bristol, BS2 8JA  
Offers In Excess Of £250,000

Hollis Morgan - A quirky loft style top floor apartment with impressive vaulted ceilings and potential throughout to enhance.

- Top Floor
- Purpose Built Flat
- Long Lease hold
- Vaulted Ceilings
- Blank Canvas
- Central Location
- Gas Central Heating
- No Onward Chain

### The Property

Located on the top floor of this modern, purpose-built block of flats, the property features a spacious reception room with a large window that floods the space with natural light. Just off the living area is a separate kitchen, fitted with floor-level cabinets and marble-effect laminate worktops, and equipped with an electric oven and hob, sink with mixer tap and a freestanding fridge/freezer. The kitchen is further enhanced by a large Velux window, allowing plenty of natural light and benefits from a highly practical larder cupboard.

The property offers two bedrooms, comprising one double and one single, along with a well-appointed three-piece bathroom suite featuring a basin, WC and bath with a mains-fed shower above. Additional features include a generous storage cupboard, ideal for housing utilities such as a tumble dryer.

### Location

The property occupies a prominent position within the popular suburb of Kingsdown/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.

### Other Information

Leasehold, residue of 999 years.

Ground rent: NA

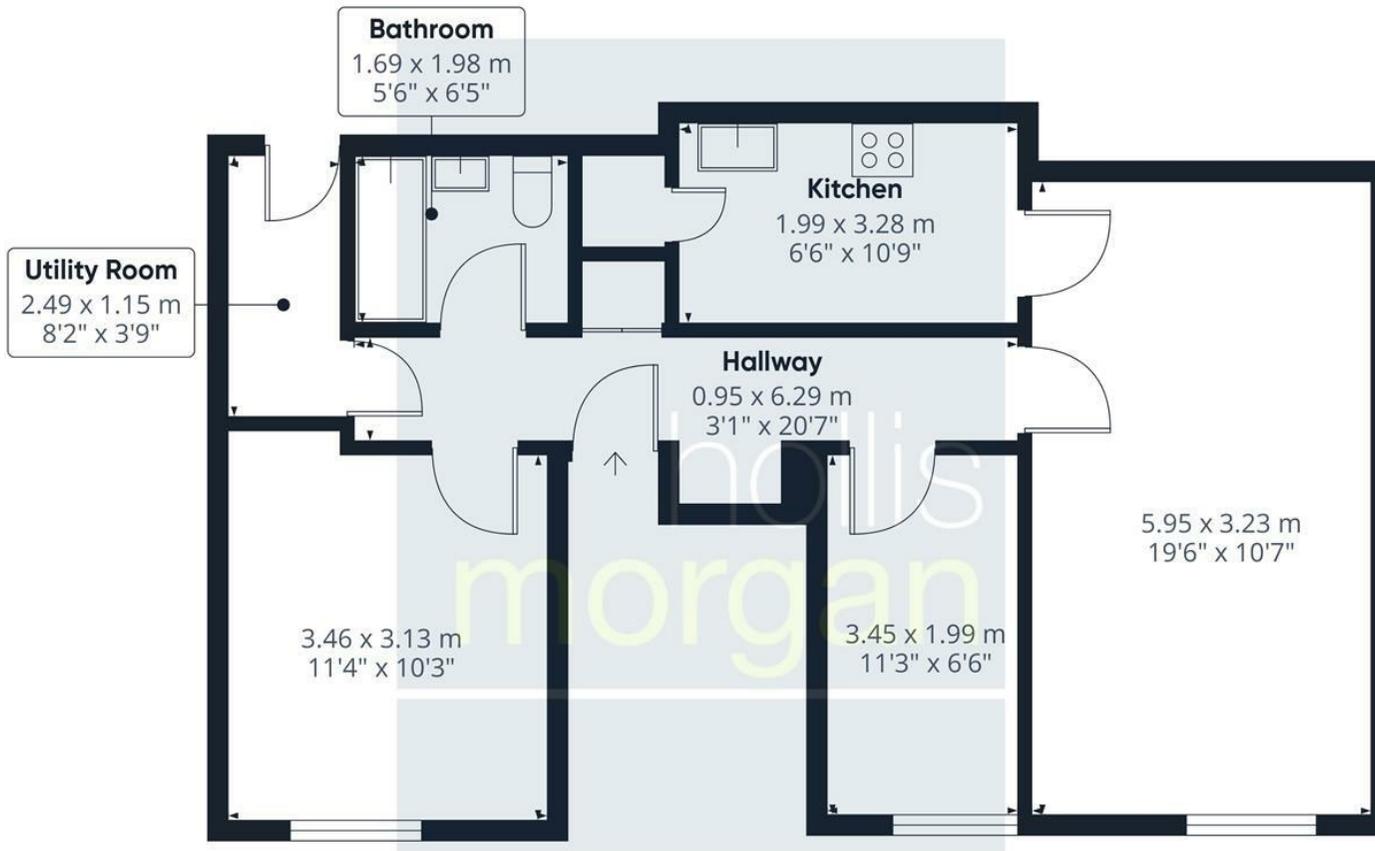
Management Fee: circa £90 pcm

Council Tax Band: B

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 All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries.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

57.4 m<sup>2</sup>  
618 ft<sup>2</sup>

(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](http://www.hollismorgan.co.uk) | [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>72</b>	<b>74</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

hollis  
morgan

---