Flat 46, Hamilton Court Montague Street, Bristol, BS2 8NY

GUIDE PRICE £235,000

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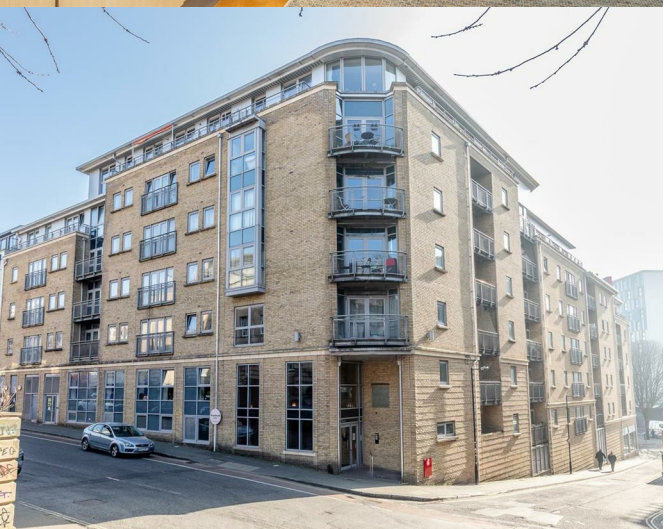

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PROPERTY OVERVIEW

This modern, well-positioned apartment offers an excellent opportunity for buyers looking to enjoy all that Bristol has to offer. With its spacious layout, secure allocated parking, and fantastic location, this property is not to be missed.

Located in the heart of Bristol (BS2), this stylish two-bedroom upper floor apartment in Hamilton Court offers modern living with exceptional convenience. Ideal for first-time buyers or investors.

The entrance hall has a video entry system and sizeable airing cupboard/storage, leading to an open plan living area with square bay window and French doors to juliet balcony. There is a modern kitchen area with integrated appliances, master bedroom with built in wardrobes, second double bedroom and a modern family bathroom.

Underneath the building there is a secure parking area where Flat 46 has an allocated space. There is also peaceful communal gardens.

Please note, a report was carried out in 2022 by an engineer from the Royal Institute of Chartered Surveyors regarding the construction of the building and concluded that in their view the fire risk is significantly low and that no remedial works are required.

Location
Situated on Montague Street, this apartment is just a short walk from Gloucester Road, offering a fantastic selection of shops, cafes, bars, and restaurants. The Bear Pit roundabout, Bristol Royal Infirmary, and the Children's Hospital are all nearby, making this an ideal location for professionals. For entertainment and leisure, Cabot Circus, the O2 Academy, Colston Hall, and Zero Degrees Micro Brewery are all within easy reach.

Bristol Temple Meads and the vibrant Harbourside area are just a 15-minute walk away, providing excellent transport links and employment opportunities. For those who need to commute by car, the nearby M32 offers quick access to the M4 and M5 motorways.

Length of Lease Remaining: 104 years
Annual Service Charge: £2,654.64
Annual Ground Rent: £386.40
This information should be checked by your legal adviser.

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KEY DETAILS

- A Stylish Second Floor Apartment in Hamilton Court, BS2
- 2 Generous Double Bedrooms
- Spacious Open-Plan Kitchen/Living Area
- Juliette Balcony With Double-Glazed French Doors
- Secure Underground Allocated Parking Space
- Communal Gardens

Guide Price: £235,000

Tenure: Leasehold

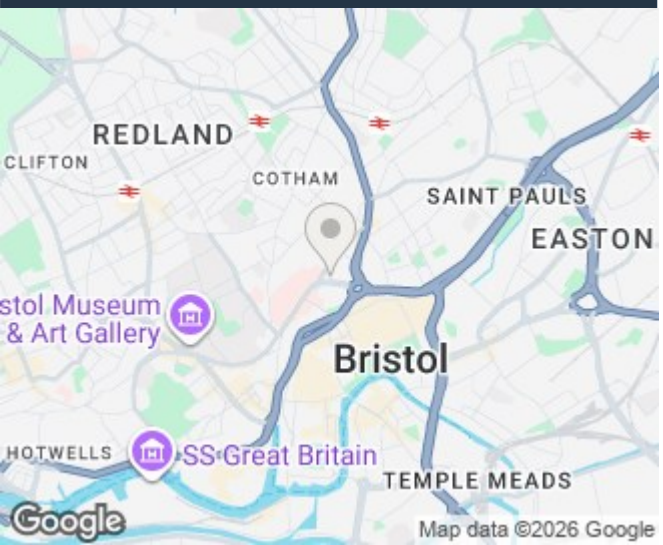
Council Tax Band: C

Local Authority: Bristol City Council

Vendors Onward Position:
Onward Purchase

B

By appointment only



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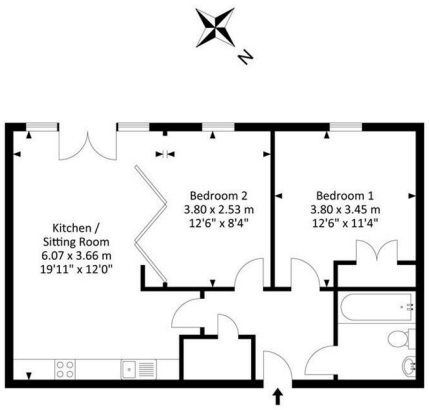
Hamilton Court, Montague Street, Bristol, BS28NY
Approx. Area 643.50 Sq.Ft - 59.80 Sq.M



Second Floor

For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor plan produced by Energy Plus.

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These particulars are intended as a general guide only and do not constitute any part of an offer or contract.
Whilst every care has been taken in the preparation of these particulars, their accuracy is not guaranteed and they should not be relied upon as statements or representations of fact. All information has been provided in good faith and may have been supplied by the seller, landlord or other third parties. Interested parties should satisfy themselves by inspection, survey and other enquiries as to the correctness of any information provided.
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