



**MAGGS
& ALLEN**

FOR SALE: £275,000

2-BEDROOM CITY CENTRE FLAT WITH ROOF TERRACE

Flat 3, 49 Colston Street, Bristol, BS1 5AX

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ASKING PRICE: £275,000

DESCRIPTION

A spacious 2-bedroom apartment, situated on the top floor of a mixed-use building in a fantastic central location in Bristol. The property briefly comprises of a generous open-plan kitchen/dining/living room with stripped wooden floorboards, two bedrooms, a study, shower room and a large roof terrace with stunning views across the city. Further benefits include an entry phone system, UPVC double glazing and gas central heating.

This superbly located flat would be ideal for those working in Bristol City Centre and will also appeal to buy to let investors as there is excellent rental potential. The property is offered for sale with vacant possession and early enquiries are recommended.

LOCATION

The property is situated in a prime location on Colston Street in the city centre with easy access provided to all of the shops, restaurants, bars and other amenities that the city has to offer. The entrance to the historic Christmas Steps is situated across the street and Colston Hall is just 150m away. Cabot Circus, Bristol Harbourside and Clifton are all within easy reach.

ACCOMMODATION

The property is accessed via a communal entrance on the ground floor with a staircase leading to the first and second floors. The flat comprises of a spacious open-plan kitchen/dining/living room with stripped wooden floorboards and a range of fitted wall and base units with an integrated oven, gas hob and extractor unit. Off this room is a small study which also houses a gas combination boiler. There are two bedrooms, both with stripped wooden floorboards and a shower room with fitted shower cubicle, wash hand basin and low level WC.

OUTSIDE

What sets this flat apart from others is the stunning south-easterly facing roof terrace, ideal for alfresco dining and taking in the panoramic views of the city. The roof terrace is accessed via double doors from the main hallway and also benefits from recently installed steps and ground covering.

RENTAL POTENTIAL

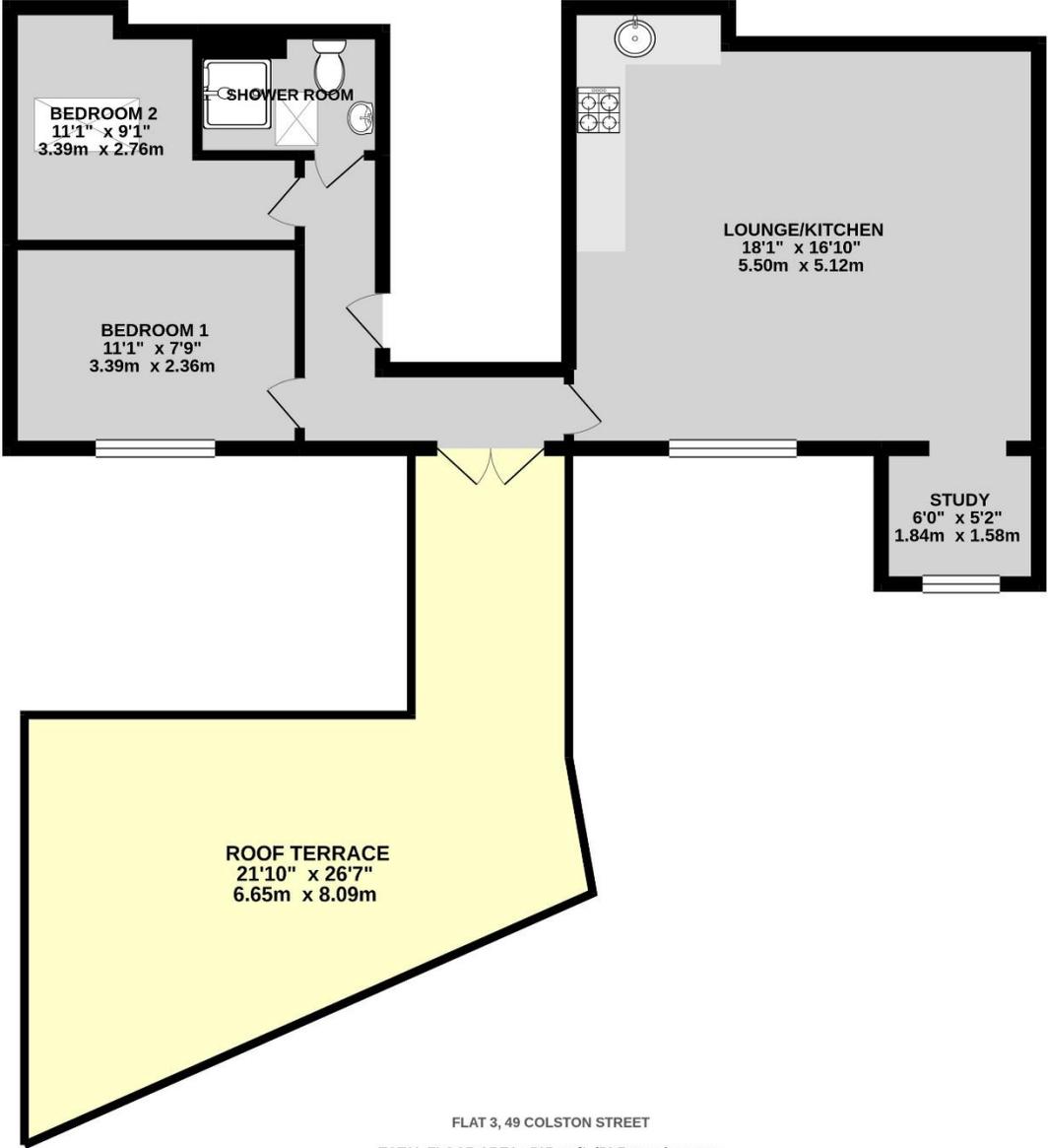
Given the central location of the flat, there would be excellent rental demand and we would anticipate a potential market rent in the region of £1,200 per calendar month (£14,400 per annum).

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Rating: D



SECOND FLOOR FLAT
567 sq.ft. (52.7 sq.m.) approx.



FLAT 3, 49 COLSTON STREET

TOTAL FLOOR AREA : 567 sq.ft. (52.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE

We understand that the property is to be sold on the residue of a 999 year lease, which commenced in January 2004. The property will be sold with vacant possession.

SERVICE CHARGE

We are informed by the vendor that the current monthly service charge stands at circa £45.

COUNCIL TAX BAND

Band B.

LOCAL AUTHORITY

Bristol City Council.

VIEWING

By appointment.

CONTACT

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