



Connells

York Road
Montpelier Bristol



Property Description

Situated in the vibrant and popular community of Montpelier with its eclectic range of shops bars and restaurants. This One bedroom top floor apartment is in need of complete refurbishment and is offered with no onward chain.

Tenure

Leasehold (unexpired portion of 999-year lease dated 1987), subject to an annual rentcharge of £10.

Service Charge

A monthly service charge of £50 covers the costs of buildings insurance and common electricity usage; we believe that the cost of repairs carried out to the fabric of the building will be split three ways.

Council Tax Band

Band A (£1,722.60 per annum 2025/26).

Kitchen / Lounge / Diner

14' 9" Max x 11' 6" Max (4.50m Max x 3.51m Max)

Double glazed window, fitted kitchen comprising wall and base units, work surfaces, sink/drainer, space for washing machine, space for fridge/freezer.

Bedroom One

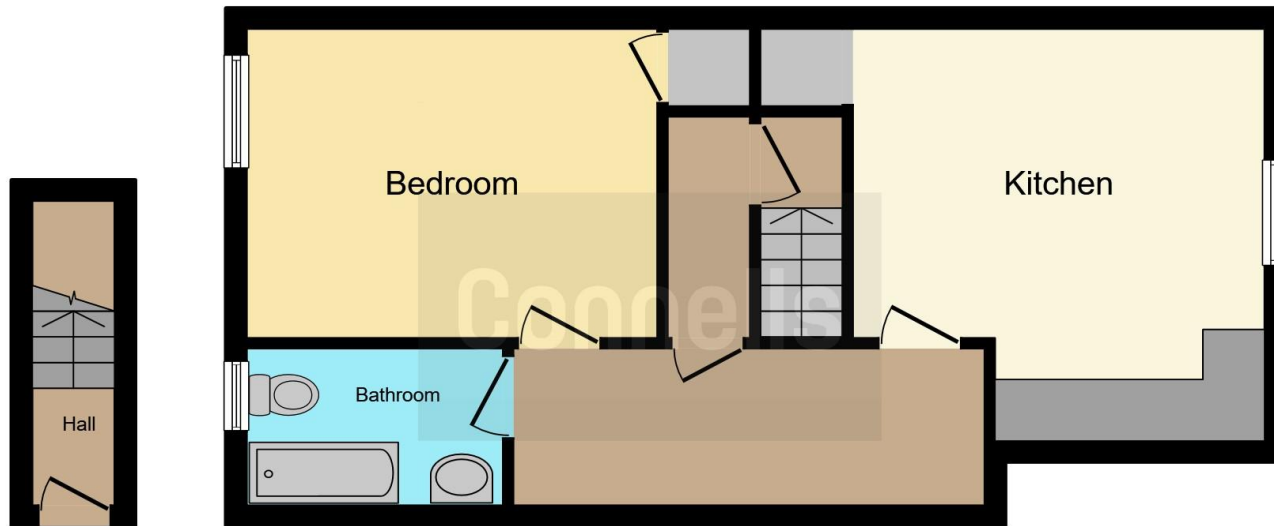
11' 5" Max x 9' 11" Max (3.48m Max x 3.02m Max)

Double glazed window, loft access.

Bathroom

Double glazed window, low level WC, wash hand basin, bath with shower over.





Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 0117 931 4455
E filton@connells.co.uk

Unit 4 The Shield Retail Centre Link Road Filton
 BRISTOL BS34 7BR

EPC Rating: F Council Tax Band: A

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

check out more properties at connells.co.uk

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: FIL308865 - 0008