



## Flat 41, Montague Court, Montague Hill South, BS2

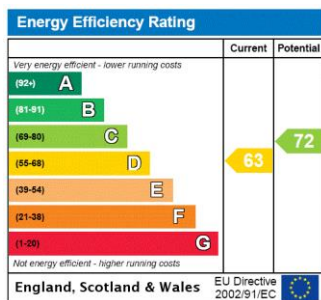
Howard are pleased to bring this spacious studio apartment to the market, in an excellent central location. The accommodation comprises a large Living room with plenty of space for a double bed, sofas and other furniture. In addition, the modern kitchen comes with appliances and good worktop space. There is plenty of natural light within the apartment and the central location is excellent for those who work in the city where all amenities are within walking distance. There several bus routes including the main bus station and Bristol temple meads station are on the doorstep. Cabot circus is a 5 minute walk away therefore if you like shopping this apartment is perfectly located for you.

**Offers Over £145,000**

EPC Rating D

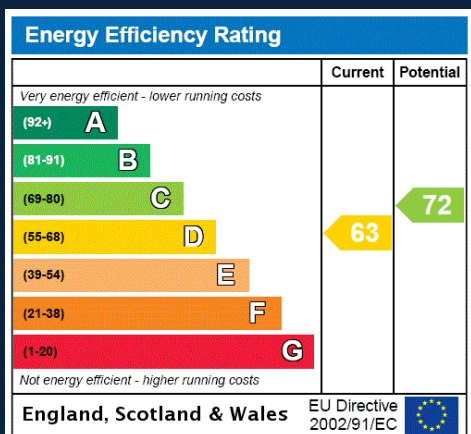
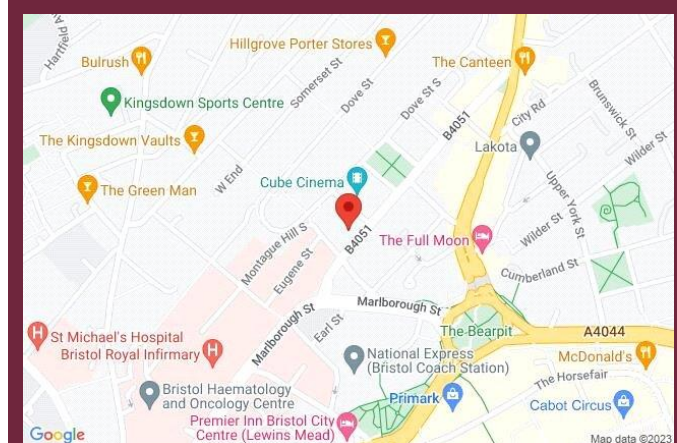






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- Excellent central location.
- Upper floor studio apartment.
- Offered with no onward chain.
- Conveniently placed, for Cabot Circus and City Centre.
- Close to transport links.
- Council Tax Band A.



Agent Note: 1. During the process of agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements. This is to comply with Anti Money Laundering Regulations. 2. An Energy Performance Certificate is a legal requirement when selling or renting a property. A minimum E rating is required should you be buying the property to rent out. 3. Please be aware a wide-angle lens may have been used for some photographs. 4. Testing of services, heating systems, appliances or installations referred to in these particulars has not taken place and no guarantee can be given that these are in working order. 5. Whilst every effort is made to produce accurate and reliable sales details, they should not be relied on as statements or representations of fact, and they do not constitute any part of an offer or contract. 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. 6. Floor plans are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property. Compass bearings/garden aspect should also be checked. 7. Any potential buyer is responsible for verifying any alterations to the property relating to consents, building/planning, listed buildings or change of use. 8. Areas of first priority (AFP) for schools do change regularly. Please be aware if a property is located within an AFP this does not guarantee schooling for resident children. Enquiries should be made of the local authority to confirm your position.

Management company charges - £150pcm.

Potential Renal Income - £760pcm approx.

Tenure – Leasehold, remainder 959 years, started 1982.

**Howard Homes**  
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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

