

cj HOLE
est. 1867

FLAT 10, OLD SHOE FACTORY, PORTLAND SQUARE, BRISTOL, BS2 8RR

Asking Price £330,000

OCCUPYING A SUPERB CENTRAL POSITION ON THE ATTRACTIVE PORTLAND SQUARE, THIS APPEALING FIRST-FLOOR APARTMENT OFFERS WELL-PROPORTIONED ACCOMMODATION, A GENEROUS OPEN-PLAN LIVING SPACE AND TWO DOUBLE BEDROOMS, INCLUDING A PRINCIPAL BEDROOM WITH ITS OWN ENSUITE SHOWER ROOM.

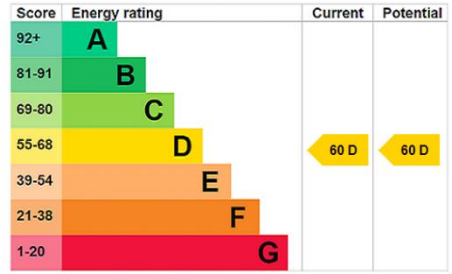
Access to the apartment is provided via the communal entrance, with the option of lift or stair access to the first floor. Once inside, the hallway offers two useful storage cupboards, one of which houses the washing machine and tumble dryer, helping to keep the main living areas neat and uncluttered.

The hallway leads through to an impressive open-plan lounge, dining area and kitchen, creating a sociable and versatile space for both everyday living and entertaining. The kitchen is neatly incorporated into the room and is fitted with a range of units. There is ample room to arrange comfortable lounge furniture, providing a relaxing setting at the end of the day, alongside space for a dining table where friends and family can gather.

The apartment benefits from two genuine double bedrooms. The principal bedroom enjoys the added advantage of an ensuite shower room, providing a convenient degree of privacy and practicality.

Completing the accommodation is the main bathroom, fitted with a white suite and complemented by attractive feature tiling in neutral hues, creating a contemporary finish that sits comfortably with the apartment's overall style.

Portland Square is particularly well placed for enjoying the best of central Bristol, with a varied selection of shops, cafés, restaurants, bars and leisure facilities within easy reach. Cabot Circus and the wider city-centre amenities are also conveniently accessible, while Temple Meads railway station and the bus station provide connections further afield. The nearby M32 offers straightforward access to the wider motorway network, making this a practical base for commuters and those who enjoy city living.



Tenure – Leasehold 989 years remaining
Service charge - £2,200 pa
Ground rent - £275.00 pa
Council tax band – A
EPC rating - D

Should you wish to proceed with an offer on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service.







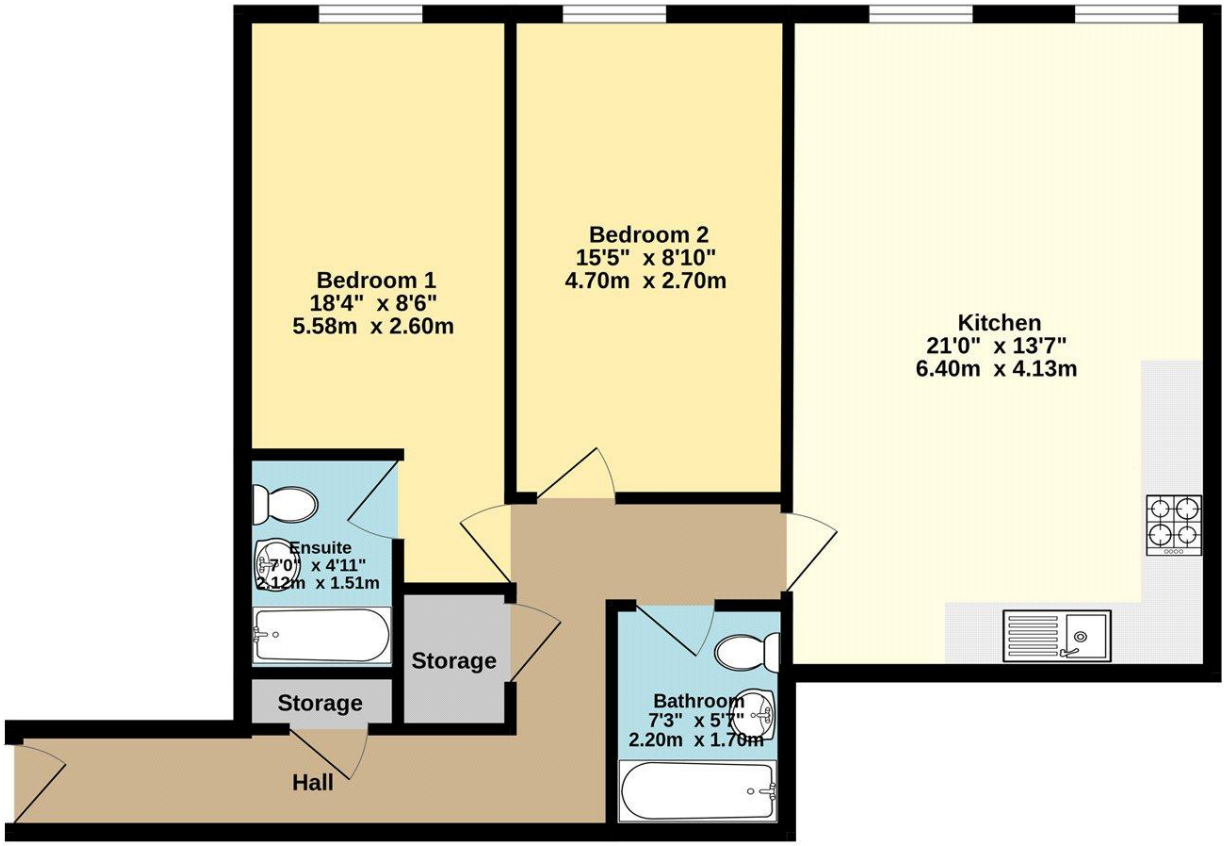






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Ground Floor
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.0 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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