



York Road, Montpelier, Bristol BS6
OIRO £120,000

Flat in central location requiring modernisation | Leasehold **UNDER OFFER**

A top floor one-bedroom second floor flat that requires substantial modernisation, set in a crazily central location. No chain!

Council Tax Band: Band A (£1,722.60 per annum 2025/26)
Tenure: Leasehold (961 years)
Service Charge: £50 per month (reviewed every 1 years)
Each flatholder is a director of the management company.

FIRST FLOOR:

Door from shared half landing to staircase up to...

SECOND FLOOR:

Landing

Skylight window; angled ceiling; shelves.

Living Room

w: 14' 10" x l: 11' 5" (w: 4.52m x l: 3.48m)

Sash windows to front; fitted units that require refurbishment, including single-bowl single-drainer stainless steel sink; electric cooker pt; partly angled ceiling; built-in cupboard; entryphone; phone and cable pts; shelves.

Bedroom

w: 9' 10" x l: 11' 4" (w: 3m x l: 3.45m)

Window to rear; partly angled ceiling; built-in airing cupboard with lagged tank and shelf; coats rack; access up to loft; phone pt.

Bathroom

w: 4' 11" x l: 8' (w: 1.5m x l: 2.44m)

Frosted window to rear; wash basin in white, panelled bath and w.c. to match; half-tiled walls; mirrored cabinet; electric wall fire; wall light and shaver pt; mirror.

GENERAL:

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).

LOCATION:

A very popular and vibrant community that is within a comfortable walk of the centre of Bristol, as well as all the shops, cafes, restaurants, bars and pubs along Stokes Croft, Cheltenham Road and Gloucester Road. The M32 heading out of Bristol is a short drive away.

IMPORTANT:

These particulars do not constitute nor form part of any offer of contract, nor may they be regarded as representative. Measurements are approximate. No services, appliances or fittings described in these particulars have in any way been tested by Haighs and it is therefore recommended that any prospective buyer satisfies themselves as to their operating efficiency before proceeding with a purchase. Photographs are used only to give an impression of the general size and style of the property, and it should not be assumed that any items shown within these pictures (internal or external) are to be included in the sale. Prospective purchasers should satisfy themselves of the accuracy of any statements included within these particulars by inspection of the property. Anyone wishing to know specific information about the property is advised to contact Haighs prior to visiting the property, especially if in doing so long distances are to be travelled or inconvenience experienced.

INTERESTED?

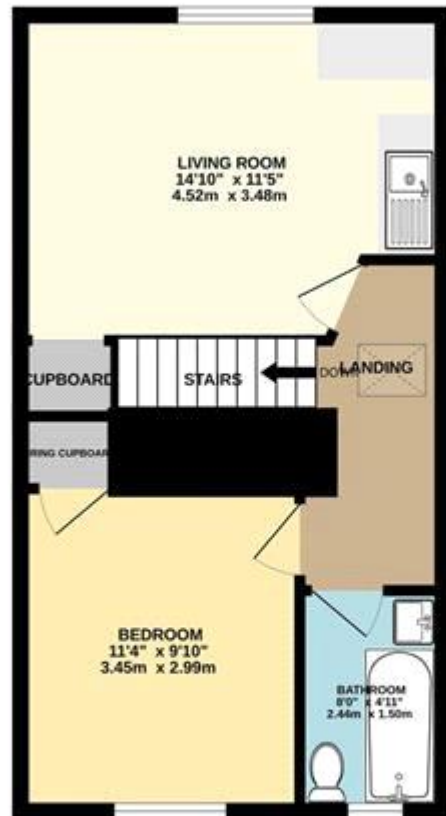
If you would like to submit an offer to purchase this property, subject to contract, please contact Haighs. In order for us to process your offer and to give our clients our best advice, we will require evidence of how you intend to fund your proposed purchase, and we may ask you to discuss, without initial cost or obligation, your proposal with an Independent Financial Adviser of our choosing for further verification. Should your offer prove to be acceptable, subject to contract, we will need to see identification documentation in line with Money Laundering Regulations.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

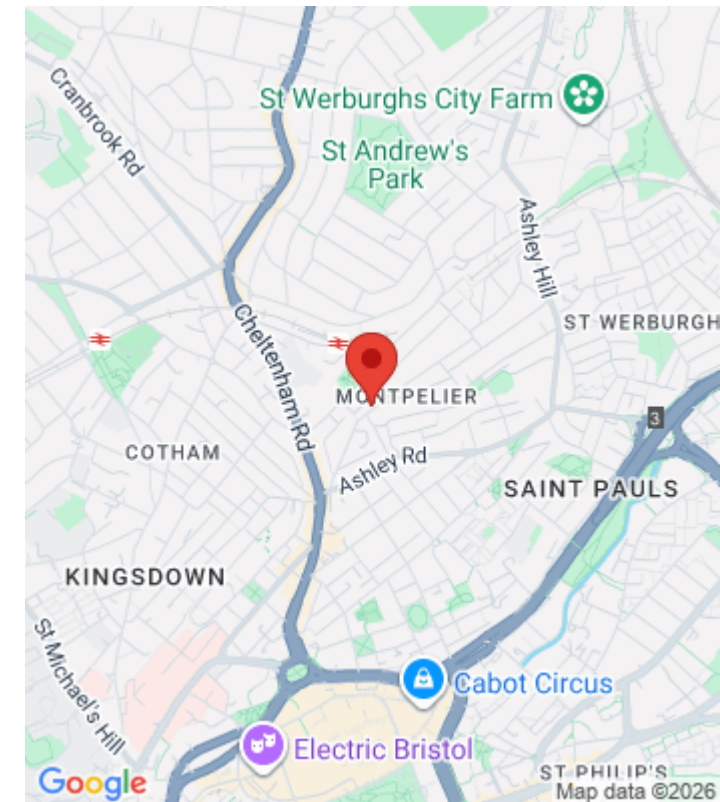


SECOND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 395 sq.ft. (36.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with Housieo 1/2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		70
(39-54) E		
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.