



A charming one bedroom apartment located in a unique city centre heritage building.

The Three Kings Court, Colston Street, Bristol, BS1

£235,000 Leasehold (984 years remaining)

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Grade II* listed building of historical importance • Beautiful communal, lawned garden • Large living room • Modern kitchen • Spacious bedroom • Bathroom • Communal terrace to rear • Prime city centre location

About this property

The Three Kings Court, part of Foster's Almshouse, was founded by Bristol mayor John Foster in 1483 and restored in the 1800s. The Grade II* listed building is of significant historical importance and provides a charming and unique base from which to explore Bristol.

The apartment is accessed on the first floor via a secure gated entrance and a charming and well maintained communal, lawned garden. The entrance to the apartment is carpeted and spacious with intercom system and plenty of space for coats and boots.

The living room is off the hall to the right and is carpeted with high ceilings, feature fireplace with timber mantle and a large built-in bookshelf. The room is light, of a good size and benefits from a charming outlook over the communal lawn.

The property offers exposed timber beams and joists throughout which adds to its unique and charming character. The bathroom, opposite the front door, is clean and modern and offers a bath with shower over, WC, vinyl tiled flooring, towel radiator, and sink unit with wall light.

The kitchen, off the hall to the left, is modern and self-contained with integrated appliances including an Indesit oven/grill, four ring electric hob and dishwasher. There are

also black granite worktops, a new fridge / freezer, sink unit and ample cupboard and drawer space.

A utility cupboard sits off the hall housing the boiler and Hotpoint washer/dryer with an additional cupboard providing further storage.

The bedroom is at the end of the hall on the left and is carpeted and of an excellent size with dual aspect and lovely cityscape views. There are high ceiling with exposed beams and joists as well as a large built-in bookshelf.

To the rear of the building is a large communal terrace.

Tenure

Leasehold (984 years remaining)

Local Authority

Bristol City Council

Energy Performance

EPC Rating = Exempt

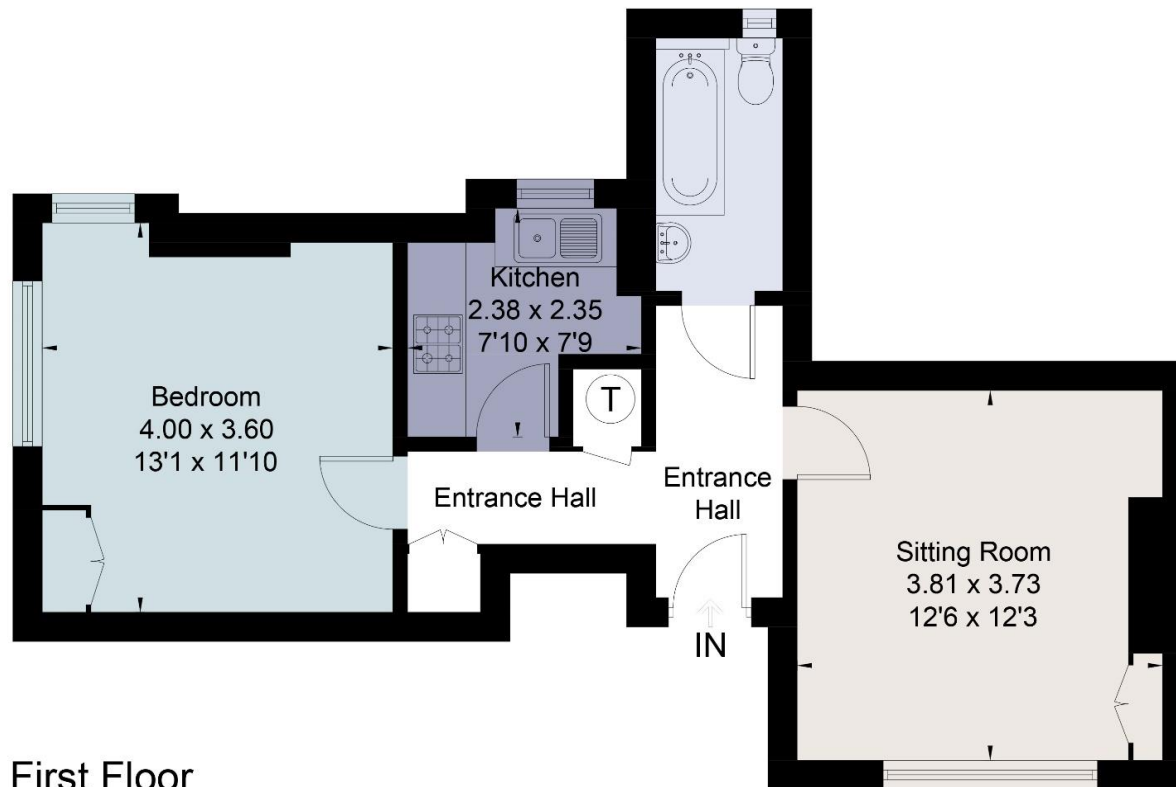
Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office.

Telephone: +44 (0) 117 933 5800.



Approximate Area = 45.4 sq m / 489 sq ft
For identification only. Not to scale.
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First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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The Three Kings Court could not be more centrally located to take advantage of all Bristol has to offer. The BS1 location gives the development the best of both worlds: heritage and unique pockets of Bristol to meander through such as St Nicholas Market 0.3 miles (awarded Britain's Best Large Indoor Market 2016 at the National Markets Association Awards) and Cabot Circus just 0.3 miles with an abundance of shops, bars and restaurants. Bristol Temple Meads train station is 1 mile distance with services to many cities nationwide and the M32 is 2 miles distance linking to the M4 and M5 for both business and more rural countryside pursuits.

All distances and travel times are approximate



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