



## Flat 9a, Montague Court Montague Hill South, Bristol,

£160,000



Studio | 1 Bathroom | Central Location

Situated in the heart of Bristol, this well-presented top floor studio flat at Montague Court offers an excellent opportunity for first-time buyers, investors, or those seeking a convenient base close to Bristol city centre. With its smart layout and modern finish, the property makes the most of its compact footprint and is ready to move into, with the lease being renewed upon sale. This will be a 90 year extension which will make the lease 172 Years.

The open-plan living space is bright and versatile, providing clearly defined areas for relaxing, dining, and sleeping. A large front-facing window allows for plenty of natural light, while the modern flooring and neutral décor give the flat a fresh, contemporary feel. The kitchen is neatly fitted with

- Spacious Studio Layout
- Prime Central Location
- Easy Transport Links
- Modern Fitted Kitchen
- Council Tax Band A
- New Lease Upon Sale

