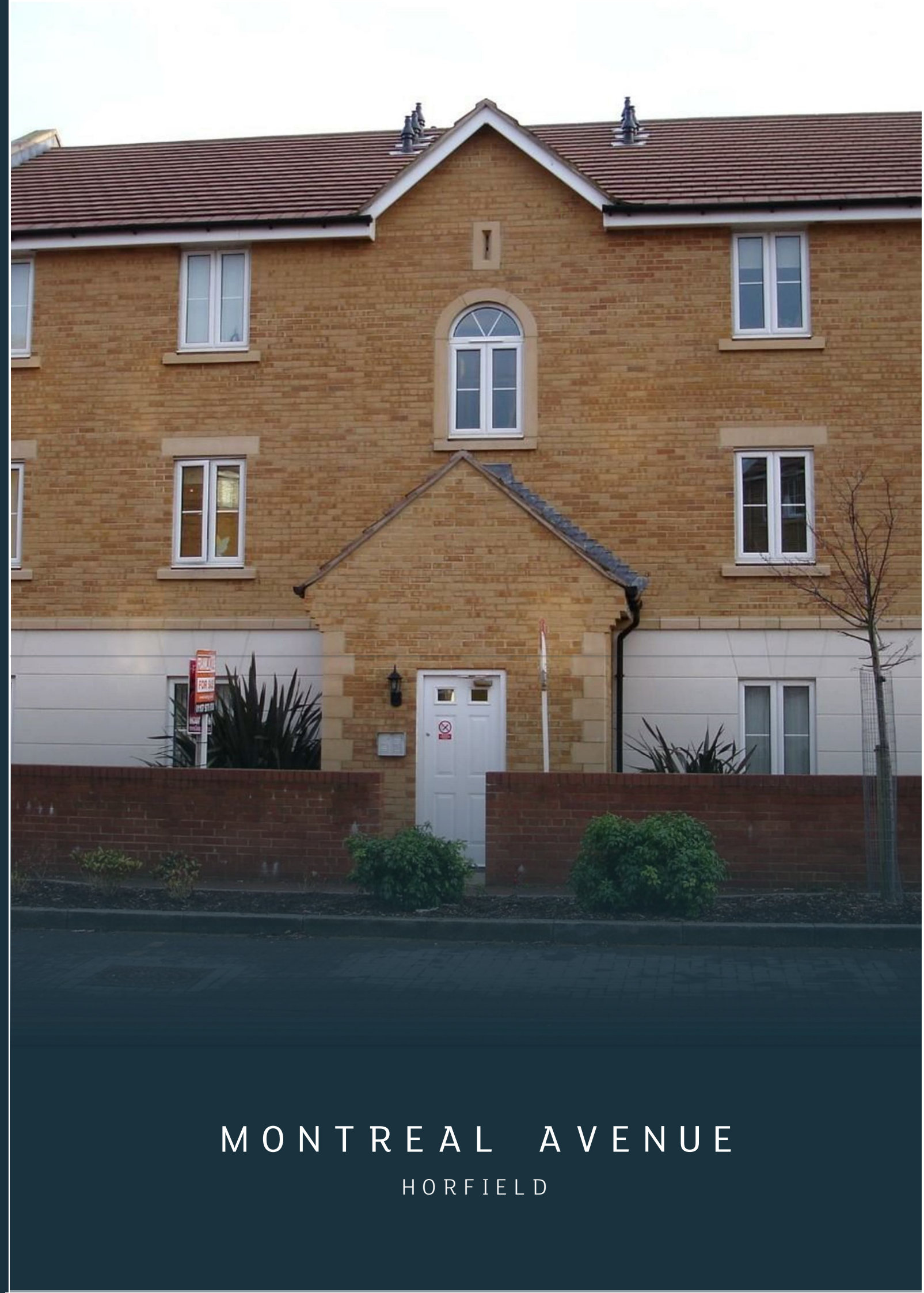


*Proud to be  
Independent &  
Family Run*

**JeffreyRoss**  
& THE PROPERTY OUTLET



MONTREAL AVENUE  
HORFIELD





#### **LIVING ROOM**

**4.78m x 3.33m (15'8" x 10'11")**

Two double glazed windows to rear aspect & two radiators.

#### **KITCHEN**

**1.08m x 2.08m (3'6" x 6'9")**

Wall & base level units with worksurfaces over, tiled splashbacks, stainless steel single bowl sing drainer sink unit with mixer tap over. Integrated fridge/freezer, integrated dishwasher, plumbing for washing machine & a gas hob/electric oven. Wood effect flooring.

#### **BEDROOM**

**2.84m x 3m (9'3" x 9'10")**

Double glazed window to rear aspect, radiator, built in wardrobe & door to bathroom/Wc.

#### **BATHROOM**

**1.08m x 1.07m (3'6" x 3'6")**

Obscured double glazed window to side aspect. White suite comprising panel bath with shower over, low level w/c, pedestal wash hand basin, part tiled walls & radiator.

#### **GARAGE**

Access via up and over door.

#### **TENURE**

We are informed by our client that the apartment is Leasehold

#### **LEASE DETAILS**

987 years Remaining





## MONTREAL AVENUE

HORFIELD, BS7 0NQ - £172,950



2 Bedroom(s)



1 Bathroom(s)



441.32 sq ft

The Property Outlet are delighted to offer this lovely, well presented, light and spacious one bedroom ground floor apartment conveniently located on Montreal Avenue that's within a short walk of the local amenities on Gloucester Road. The property is accessed via a communal hall with intercom controlled entry phone system. The accommodation comprises entrance hallway, living/dining room, fitted kitchen, double bedroom & a bathroom/wc. The property further benefits double glazing, gas central heating, integral garage along with additional visitors parking. The property is offered for sale with no onward chain & would ideally suit a first time buyer or an investor. This fantastic apartment is guaranteed to generate a huge deal of interest & The Property Outlet therefore advise an early viewing.

**COUNCIL TAX BAND - A**

### PROPERTY SPECIALIST

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