



The Mill House, Ferry Street, Bristol

£220,000

Studio for sale | Leasehold **SSTC**

The Property-

Mill House presents an exceptional opportunity for investors and first-time buyers alike. This modern studio apartment has been recently refurbished to a high standard, showcasing a brand-new kitchen and bathroom. The open-plan living area is bright and spacious, filled with natural light streaming through generously sized windows. The elegantly finished kitchen includes high-quality integrated appliances, enhancing both convenience and style. The contemporary bathroom features a walk-in shower, WC, and sleek sink. Additional highlights include newly laid laminate flooring throughout, adding a refined touch to this beautifully updated space.

Location-

Situated on historic Ferry Street, Mill House offers riverside charm with prime access to Temple Meads, Queen Square, and the City Centre. Residents enjoy nearby shops, cafes, and excellent transport links for an ideal urban lifestyle.

Council Tax Band: B

Tenure: Leasehold (964 years)

Service Charge: £96.25 per month

Entrance hall

Bathroom

Living room



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.



TOTAL FLOOR AREA: 377sq ft (35.0 sq.m.) approx.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100) A		
(81-91) B		82
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(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.