

estate agents **auctioneers**

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**21, Portland View Bishop Street, Bristol, BS2 8FH**

**Offers In Excess Of £285,000**

A modern and well presented apartment positioned in an attractive purpose built development moments from the centre.

- Modern apartment in purpose built block of flats
- 2 double bedrooms
- Master with ensuite shower room
- Central Location
- No onward chain

**The Property**

Situated on the second floor of this contemporary development, No. 21 offers bright and well-designed living space, perfect for modern lifestyles. This stylish apartment features a spacious open-plan kitchen and reception area, ideal for both relaxing and entertaining. The kitchen is beautifully appointed with sleek white floor and wall cabinets, an array of integrated appliances—including an electric hob, extractor fan, double oven, fridge freezer, and dishwasher—as well as a central island providing additional workspace. The property boasts two generous double bedrooms, with the master benefiting from a fitted wardrobe and a private ensuite shower room, complete with a modern three-piece suite, heated towel rail, and large mirror. The second bedroom also includes a fitted wardrobe and is conveniently located next to the main bathroom, which is finished with a contemporary three-piece suite, including a bath with a mains-fed shower above. A useful fitted storage cupboard is located in the hallway, adding to the apartment’s practicality. Floor-to-ceiling windows throughout flood the space with natural light, enhancing the bright and airy feel. This is a fantastic opportunity to acquire a well-presented, modern home in a sought-after development.

**Location - City Centre**

The Centre is the heart of the City with constant action on offer from the Hippodrome and Colston Hall, Bristol Shopping Quarter at Cabot’s Circus to the characterful Christmas Steps, Corn Street and St Nicholas Market. Nearby Millennium Square acts as a gateway to the neighbouring harbourside with its fountains and big screen as well as world class attractions such as Brunel’s SS Great Britain, We The Curious, Bristol Aquarium, the Arnolfini, Spike Island, the Watershed and the M Shed.

**Other Information**

Leasehold: 250 years from 26/08/2016  
Ground rent: £240 pa  
Management Fee: circa £141.66 pa  
Council Tax Band: A

**Please Note**

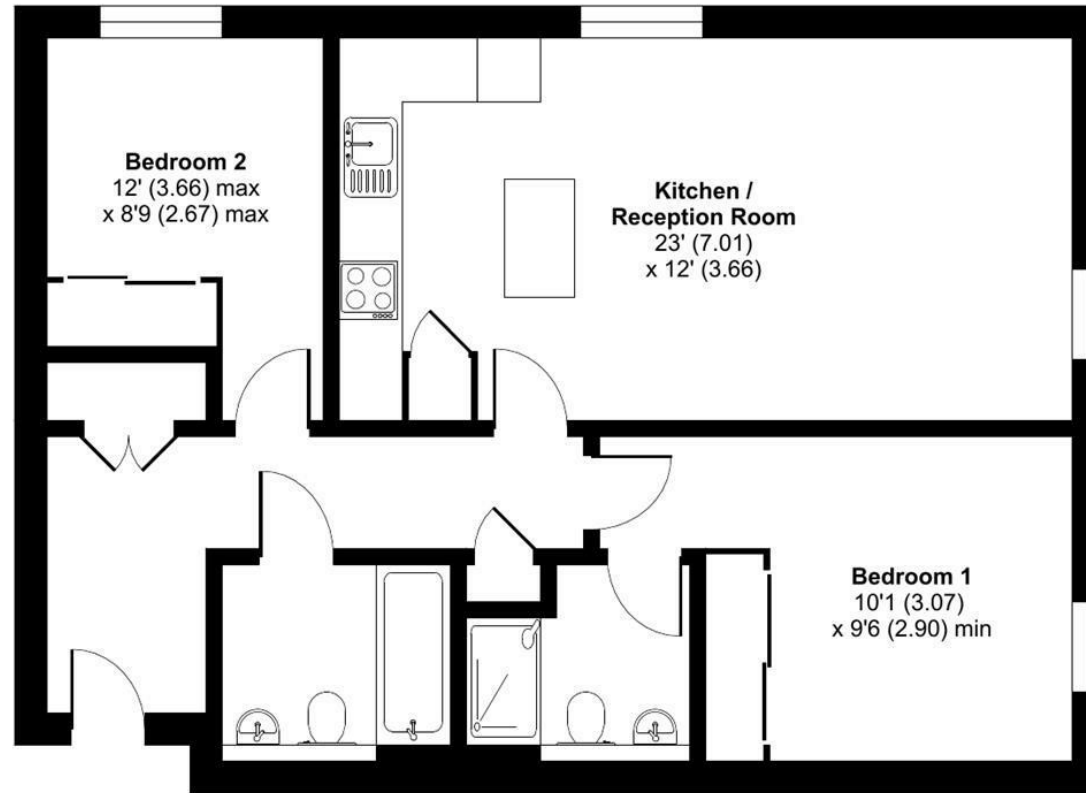
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# Bishop Street, Bristol, BS2

Approximate Area = 720 sq ft / 66.9 sq m

For identification only - Not to scale



**SECOND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hollis Morgan. REF: 1243170



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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