estate agents auctioneers

hollis morgan

Flat 106, The Eclipse Broad Weir, Bristol, BS1 3DH

£350,000

A modern and well appointed upper floor apartment with multiple balconies situated in the iconic Eclipse Development.

- Luxury Two double Bedroom Apartment
- Two private balconies
- Master bedroom with ensuite shower room
- Open plan kitchen/reception room
- Exclusive Development
- Eclipse - BS1

The Property

The Eclipse is an exclusive city centre development giving a modern lifestyle and surrounded by one of the most contemporary, exhilarating and bustling environments.
Accommodation includes two private balconies with views over the city, two double bedrooms, master with en suite shower room, a tiled three piece bathroom suite and an open plan living space and kitchen which includes custom designed units with high gloss lacquered door fronts, laminate worktops and stainless steel sink with mixer tap.
The apartments are arranged from 1st to 13th floor levels and situated above Harvey Nichols, a flagship store amid the £500 million Cabot Circus regeneration showcase.

Location - City Centre

Broad Weir lies within the heart of the Cabot Circus Retail complex. A wide range of well known retailers, affluent bars, pubs, cafes and restaurants are all within close proximity. Bristol Temple Meads is also within walking distance.

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.

Further Information

Tenure- Leasehold
Years remaining - 136
Management Charge - £200 PCM
Ground Rent - £300 PA

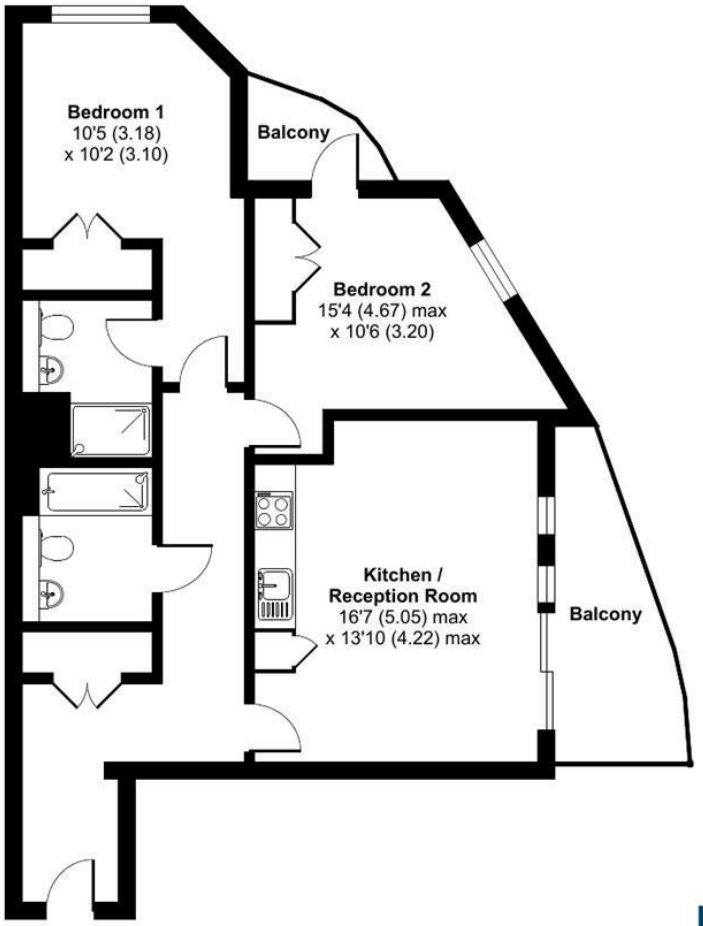
Please Note

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.

Eclipse, Broad Weir, Bristol, BS1

Approximate Area = 790 sq ft / 73.4 sq m

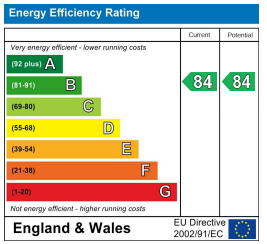
For identification only - Not to scale

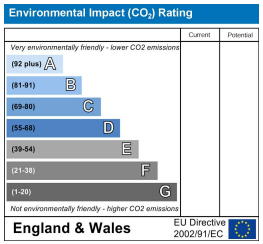


RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hollis Morgan. REF: 1057095

hollis morgan





TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered no 7275716
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

hollis
morgan