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morgan**

Flat 11, The Atrium, 60 Redcliff Street, Redcliffe, Bristol, BS1 6LS

Asking Price £350,000



A stylish two bedroom apartment filled with original features located on the ground floor of this stunning Grade II Listed converted former tobacco factory in the heart of Redcliffe. The property also has the benefit of an allocated parking space and is available with no onward chain.

- Characterful Apartment
- Grade II Listed Building
- Ground Floor Apartment
- Two Double Bedrooms
- High Ceilings
- Original Industrial Features
- Fantastic Location
- Allocated Parking Space
- No Onward Chain

The Property

This stunning two bedroom apartment is located on the ground floor of this imposing and elegant converted Grade II Listed former tobacco factory which dates from circa 1883.

The property has thankfully retained much of its original industrial character and showcases beautiful windows and exposed brickwork throughout the flat as well as a stunning glazed atrium for the stunning communal entrance.

The flat itself is bright and spacious and provides a large sociable living space with semi separate kitchen. Two large industrial windows bathe the room in plenty of light. The modern fitted kitchen consists of plenty of storage units and workspace as well as separate sink and drainer, electric hob, oven, extractor hood, tiled splashbacks and surrounds as well as an integrated dishwasher and washing machine.

Both bedrooms are generous rooms with the master also benefitting from built in wardrobes and finally there is a full tiled bathroom with mains fed shower over bath, basin, low level WC, heated towel rail and also a spacious airing cupboard.

In addition the property benefits from an allocated parking space in a secure carpark.

Location

The apartment is located close to the City Centre, Temple Meads, Cabot Circus and the harbour side attractions with various pubs, bars and restaurants including Bordeaux Quay which is within a few minutes walk. Bristol University and Royal Infirmary are within 2 miles. Bristol City Centre 0.1 miles. Clifton village 1.9 miles. Park Street 0.8 miles. Bristol Temple Meads 0.7 miles

Other Information

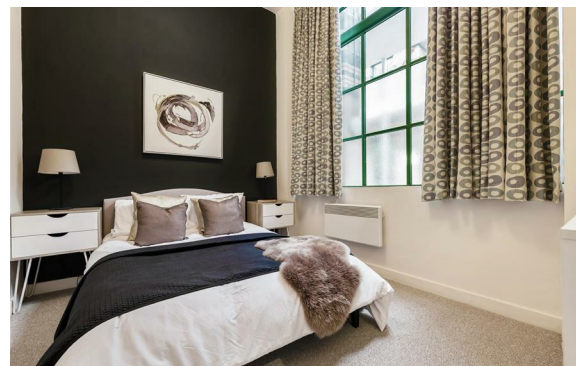
Leasehold. Residue of 999 years.

Management Fee: £187 pcm

Council Tax Band: C

Please Note

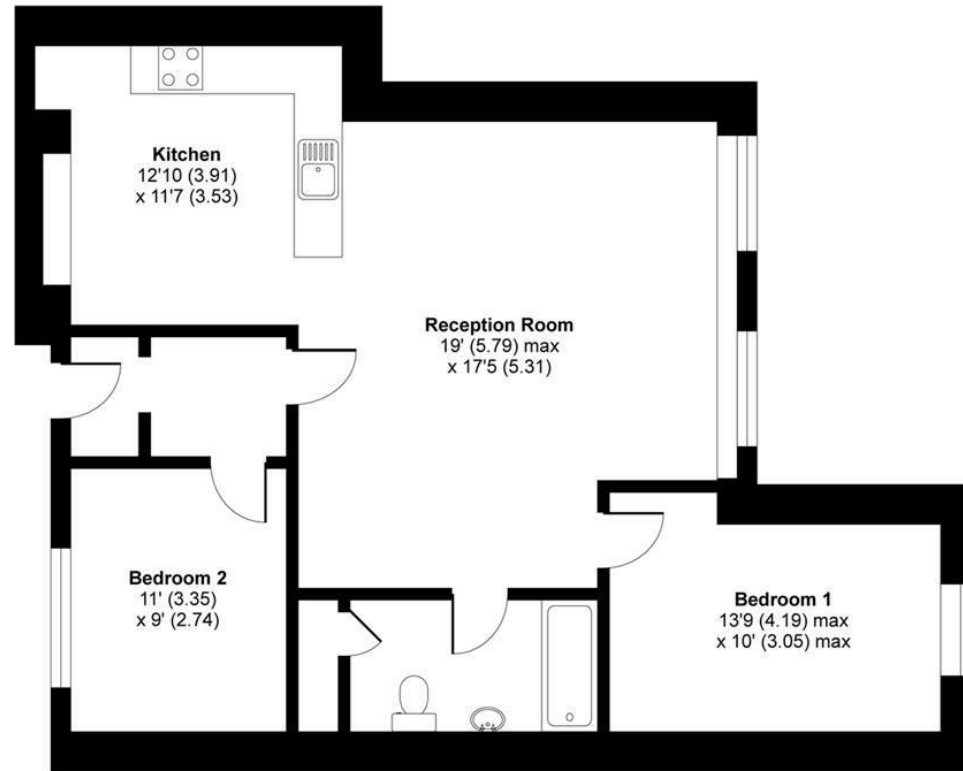
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The Atrium, Redcliff Street, Bristol, BS1

Approximate Area = 822 sq ft / 76.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checom 2021. Produced for Hollis Morgan. REF: 762451



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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