estate agents auctioneers

hollis morgan

Flat 146, Invicta Millennium Promenade, Bristol, BS1 5SY

£600,000

Hollis Morgan - An impressive 1000 sq ft 3 bedroom harbourside apartment with large terrace which provides speculator views over Bristol Harbour.

- Unrivalled Views of Bristol Harbour
- Secure Allocated Paring
- Private Large balcony
- Plenty of natural light
- Close to bars, restaurants and excellent transport links nearby
- Well maintained development
- Three Bedrooms
- Two Bathrooms

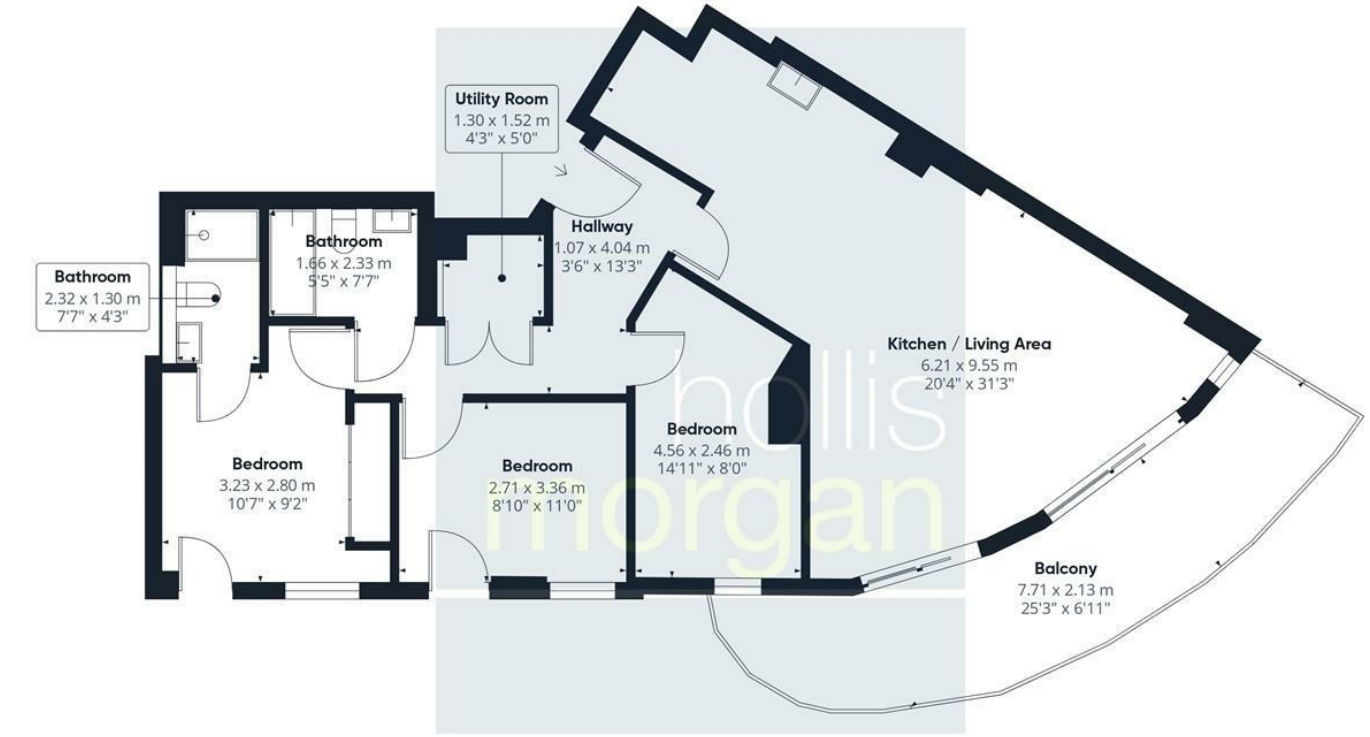
The Property
Situated on the second floor of this impressive and highly regarded modern apartment building, this exceptional property offers spacious and contemporary living, complemented by a substantial wraparound terrace with far-reaching views across Bristol Floating Harbour, the iconic SS Great Britain and the countryside beyond.
The generously proportioned accommodation comprises a welcoming reception room, three well-sized double bedrooms, including a principal bedroom with en-suite shower room, a separate utility room, family bathroom and allocated underground parking.
At the heart of the apartment is the beautifully appointed kitchen, featuring elegant cream cabinetry complemented by a luxurious engineered quartz black marble-effect work surface. The kitchen is well equipped with an integrated dishwasher, electric hob with extractor, integrated ovens and fridge freezer. Engineered parquet flooring flows throughout, adding warmth and sophistication to the space, while large sliding doors flood the room with natural light and open directly onto the impressive terrace. The expansive outdoor space provides a wonderful setting for entertaining or simply relaxing whilst taking in the stunning views.
There are three generously sized double bedrooms, providing excellent flexibility for families, guests or those working from home. One of the bedrooms benefits from direct access onto the terrace, while the principal bedroom enjoys the added luxury of a stylish en-suite shower room and built-in wardrobe.
The contemporary family bathroom has been thoughtfully designed to create a luxurious and relaxing space, featuring a modern three-piece suite comprising a bath with mains-fed shower over, inset mirror and heated towel rail.
Further benefits include a useful separate utility room and the rare convenience of an allocated underground parking space.
Perfectly positioned for enjoying the very best of Bristol, the apartment has a wealth of restaurants, bars and cafés right on its doorstep, while the surrounding harbourside setting offers an enviable lifestyle with an array of amenities and attractions within easy reach.

Location - Harbourside
Once a busy dock where sailors and merchants would trade goods and set sail for voyages of discovery, Bristol's Harbourside has undergone a huge transformation and is now an attractive, modern development with excellent amenities and access to the rest of the City. The area is alive with the buzz of Sunday markets, waterside restaurants and bars and a whole host of sports and activities including yachting, paddle boarding, and rowing. Millennium Square acts as a central hub, 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. 999 years from 1st Feb 2007
Management Fee: £4180 last year
Ground rent : £300 pa
Management company: 3Sixty Real Estate

Council Tax Band: E

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.



Approximate total area(1)

97 m²

1044 ft²

Balconies and terraces

19.8 m²

213 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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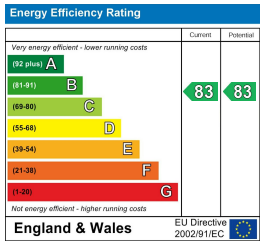

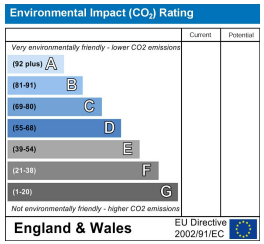

TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

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

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