estate agents auctioneers

hollis morgan

51, Balmoral House Canons Way, Harbourside, Bristol, BS1 5LN

£425,000

A magnificent penthouse apartment with terrace and stunning views

- Penthouse Aparment
- Stunning Views
- Terrace with mulitple access points
- Open plan living
- Seperate Kitchen
- Gas Central Heating
- Decking due to be installed on Terrace

The Property
This spacious (1000sq ft) penthouse occupies the top floor of Balmoral House, a desirable purpose-built development situated in the ever popular Harbourside area of Bristol.

Unusually, the property benefits from a large wrap around terrace with truly spectacular views over Bristol and Dundry.
The generous open plan reception room with access to terrace provides plenty of space for living, working and dining with a large curved window a lovely feature.

A separate kitchen, also with access to the terrace is well equipped and comes complete with a range of wall and base units, laminated worktops with tiled splash backs, sink with mixer tap over and a range of integrated appliances which include; electric hob with extractor over, oven, dishwasher and fridge freezer.

There are two good sized double bedrooms, with the master benefiting from en suite shower room
In addition, there is also a family bathroom with mains bed shower over bath, basin and WC.

Location
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.

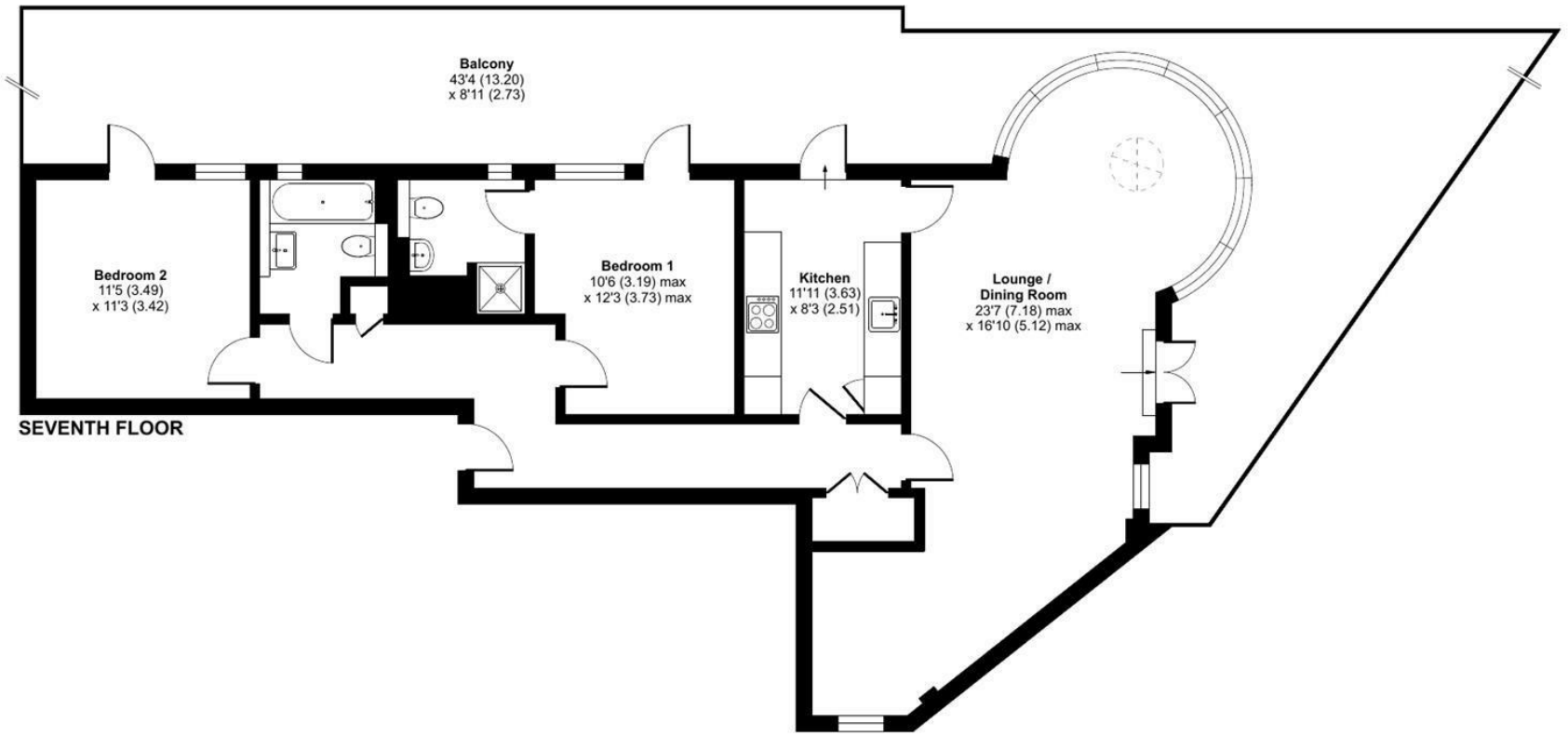
Other Information
Leasehold. 999 years from 1st January 2004
Ground rent: £150 pa
Management Fee: circa £416 pcm
Council Tax Band: F
As per remedial works, decking will be installed on the roof terrace - please refer to agent.

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.

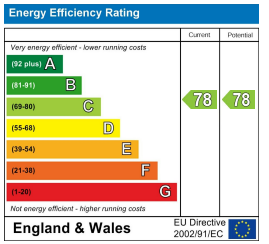
Balmoral House, Canons Way, Bristol, BS1

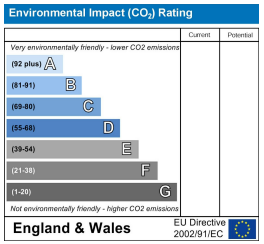
Approximate Area = 1051 sq ft / 97.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hollis Morgan. REF:1331085





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