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**Flat 13, Templebridge Apartments Temple Back, Redcliffe, Bristol, BS1 6FS**

**£340,000**

Constructed by highly regarded developers Westmark in 2009 Temple Bridge consists of just 22 apartments with this particular flat located on the fourth floor offering spacious accommodation and allocated parking.

- Water Views
- Two Double Bedroom
- En-Suite
- Private Balcony
- Secure Allocated Parking
- Modern Finish
- Chain Free

**The Property**

Constructed by highly regarded developers Westmark in 2009 Temple Bridge consists of just 22 apartments with this particular flat located on the fourth floor.
The primary feature of this contemporary apartment are the views over Bristol's inland waterways, with a unique sense of living on the water's edge.
The apartment has been finished to a high specification and comprises contemporary open plan living with quality fitted kitchen appliances and feature height windows leading to a delightful balcony overlooking the water.
There are two large double bedrooms with the master further benefiting from a modern fully tiled en suite shower room and there is a further separate family bathroom with mains fed shower over bath, basin, WC and heated towel rail.
Further Benefits include a serviced lift and allocated under ground parking.

**Location - City Centre**

Located on the floating harbour within the lively, scenic quarter of Redcliffe waterfront, Templebridge is a stone's throw away from Bristol's best shops, café bars, restaurants and nightlife. With Cabot Circus, the city's largest, most exciting retail development housing over 120 new stores within a short walk, and the excellent transport links of the M32, M4 and M5 and Bristol Temple Meads railway station on your doorstep, this vibrant slice of city life is matched only by the relaxed tranquility of waterfront living.

**Other Information**

Lease – 999 years from 1 January 2008
Car park space lease – 25 years from 4 August 2008
Service charge - £144 per month; payable half yearly at £864-50
Ground rent - £250 per year; payable half yearly

Council Tax Band: D

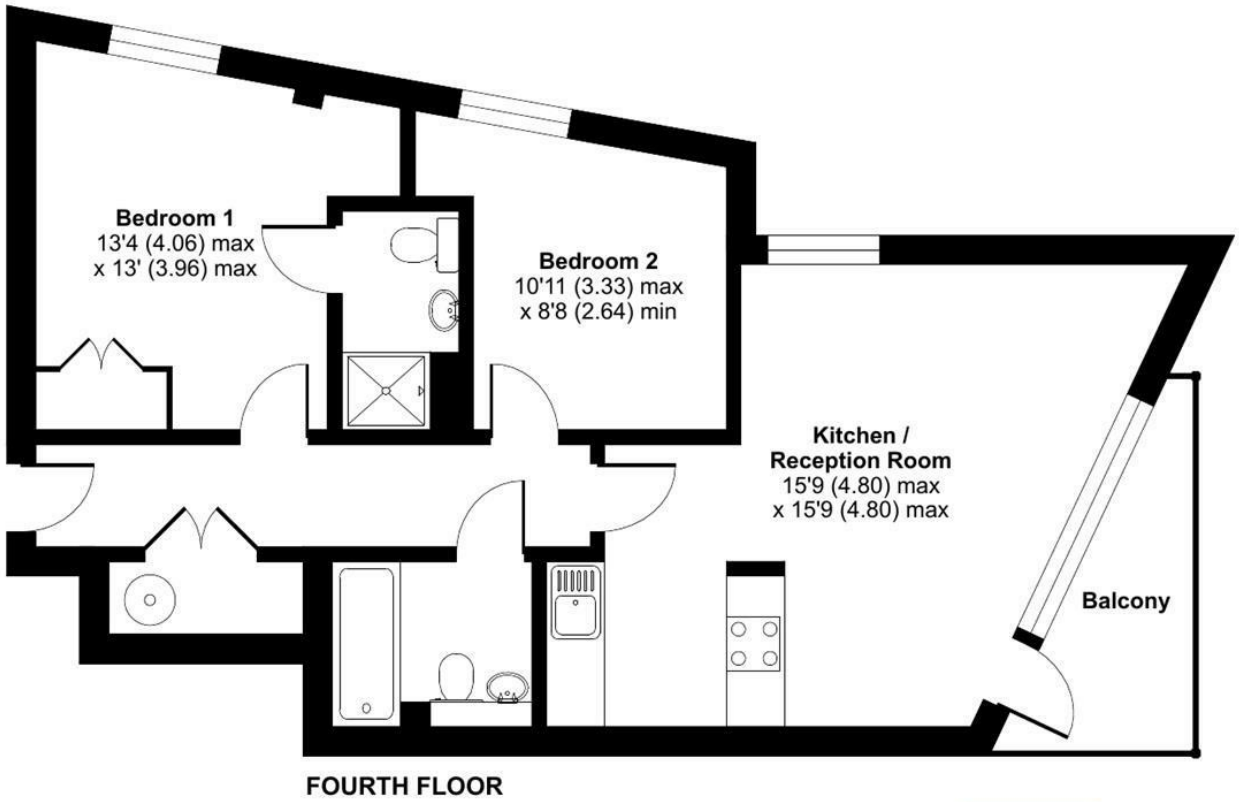
**Please Note**

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.

# Temple Back, Bristol, BS1

Approximate Area = 657 sq ft / 61 sq m

For identification only - Not to scale

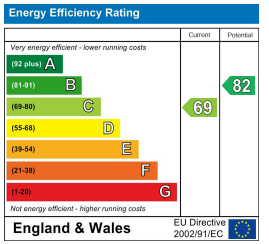


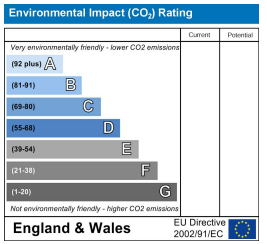

FOURTH FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hollis Morgan. REF: 797971





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