

estate agents **auctioneers**

**hollis
morgan**



16, 4 Redcliffe Parade West, Redcliffe, Bristol, BS1 6SP

£550,000

A luxurious top floor apartment providing outstanding views, situated along the iconic and colourful Georgian townhouses of Redcliffe Parade West.

- Outstanding Views
- Luxury Apartment
- Georgian Townhouse
- Top Floor Apartment
- Allocated Parking
- Elegant Specifications
- Iconic Location
- Two Spacious Double Bedrooms
- Harbourside Outlooks
- Award Winning Developers

Redcliffe Parade West

Recognised as one of Bristol's most commanding architectural landmarks, this rank of Georgian townhouses offers a selection of superb luxury apartments. Combined with exceptional views spanning across the entirety of Bristol and its ever-evolving skyline, yet being just a stone's throw from the bustling harbourside and everything it has to offer.

Dating back to 1768 the property has undergone various uses throughout history, more recently renovated and converted by award winning developers 'Change Living'.

The Property

Upon entry to the building, you are welcomed by an elegant entrance hallway, the finely tiled flooring and glimmering chandelier set the foundations of the quality to come. Leading via a communal stairwell or lift, No.16 is located on the top floor.

Greeting you into the apartment is a bright and open hallway which flows through the centre of the property, each room is as enticing as the next.

A vast open plan kitchen/dining area has been designed and implemented with exceptional quality. A timeless Neptune Chichester kitchen has been fitted with English white quartz worksurfaces, under cupboard LED lighting and Neff integrated appliances. Furthermore, a well-positioned dining table can enjoy the unrivalled views reaching across the tranquil waters of the harbourside and beyond. Additionally, as part of the open plan room, a large living area provides a perfect space for relaxing and entertaining.

Accommodation in the property presents two immaculate spacious double bedrooms. The principal room benefits from a uniquely large Velux window which floods the room with natural light, whilst providing ample room for a wardrobe and dressing table combined with the convenience of an en-suite bathroom with a large walk in shower. Located on the opposite side of the property is the second bedroom which works as an excellent guest bedroom or home office with a lavish family bathroom adjacent fitted with Porcelanosa sanitary ware and marbled tiling.

Extra benefits of this property include a practical utility/laundry room, an undercover parking space positioned behind secure electric gates, a bike storage and a large basement storage room.

Location

Redcliffe Parade West is sat prominently on an elevated road overlooking the water and Redcliffe Quay and very conveniently located to take advantage of the City Centre and notably, a 0.4 miles walk to Bristol Temple Meads with 1.5 hour journey time into London (Paddington Station).

Wapping Wharf has rapidly become a much-loved part of Bristol, reflecting the independent spirit for which Bristol has become famous. From sourdough pizzas to organic fruit and vegetables, and from freshly baked bread to specialist coffees, Wapping Wharf is home to a plethora of independent eateries, spanning everything from fine dining to street food. The neighbourhood is also a popular shopping hotspot, with a florist, jeweller's, art gallery and clothing shop among the array of places to explore. Visitors are truly spoilt for choice with a barber's, yoga studio, massage and nail studio also based in this flourishing quarter. Gaol Ferry Steps, the tree-lined, pedestrianised route running through Wapping Wharf, has cafes, restaurants and shops located along either side, while CARGO brings together a range of independent traders housed within converted shipping containers. The area is located on the edge of Bristol's beautiful waterfront, with views across the glistening harbourside.

Further Information

Tenure - Leasehold
Years Remaining - 245
Ground Rent - £250 PA
Management Fees - Approx £2900 PA

Please Note

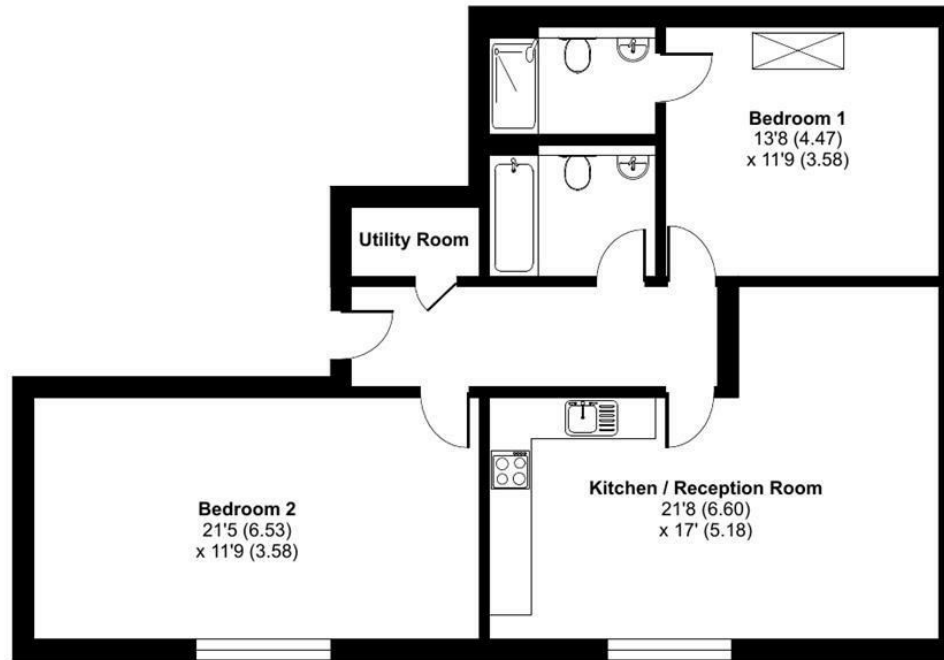
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan 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 be 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.



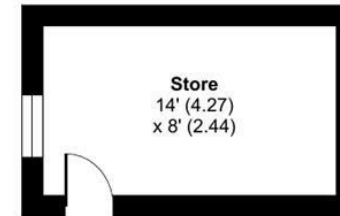
Redcliffe Parade West, Bristol, BS1

Approximate Area = 956 sq ft / 88.8 sq m
 Basement Storage = 115 sq ft / 10.7 sq m
 Total = 1071 sq ft / 99.5 sq m

For identification only - Not to scale



THIRD FLOOR



Basement Storage



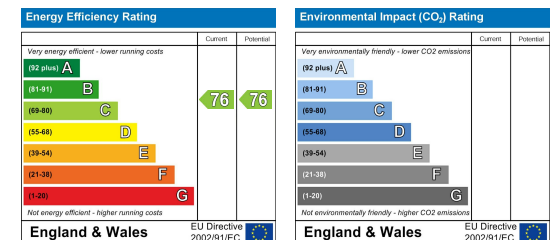
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2023. Produced for Hollis Morgan. REF: 1053895



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
