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NUMBER ONE BRISTOL

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1ST FLOOR
Lift
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Apartment 801, Number One Lewins Mead, City Centre, Bristol, BS1 2NJ

£399,950

A modern and stylish two bedroom apartment located in the heart of Bristol's City Centre situated on the 8th floor of this recently constructed impressive tower block. Residents also have the exclusive use of a fantastic 'Sky Meadow', a large and superbly well landscaped roof terrace. Available with no chain.

- Stunning Two Double Bedroom Apartment
- 8th Floor
- Private Balcony
- Residents Roof Terrace and Pavillion Room
- Modern Kitchen With Integrated NEFF Appliances
- En Suite Bathroom
- Private Gym
- Central City Location
- Concierge
- Chain Free

The Property

Located on the 8th floor of this distinctive building rising high above the city centre, this stylish two double bedroom apartment encapsulates modern living in the heart of the city.

As expected, the flat has been superbly well constructed and finished with the upmost attention to detail.

A spacious open plan living / dining / kitchen area benefits from plenty of natural light as well as direct access to a private balcony.

The kitchen consists of a range of Porcelanosa kitchens with white gloss, handleless units as well as Silestone worktops and returns. In addition there are a range of integrated appliances including fridge freezer, dishwasher, NEFF electric hob and oven as well as a NEFF Microwave.

Both bedrooms are generous doubles with pleasant city views and built in wardrobes with the master benefiting of the added luxury of an en suite bathroom.

Finally there is a separate shower room, complete with large mains fed shower cubicle, basin, WC and heated towel rail.

In addition, residents have the exclusive use of a stunning landscaped roof terrace, pavilion room and private gym.

A concierge is located in the spacious entrance foyer with green wall and bespoke furnishings.

Location

The Centre is the heart of the City with constant action on offer from the Hippodrome and Colston Hall, Bristol Shopping Quarter at Cabot's Circus to the characterful Christmas Steps, Corn Street and St Nicholas Market. Nearby Millennium Square acts as a gateway to the neighbouring harbourside 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. Residue of 999 years remaining

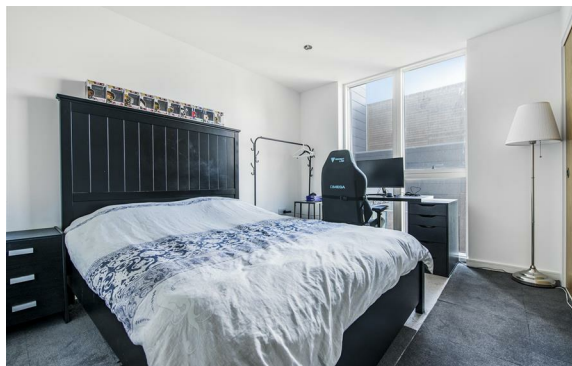
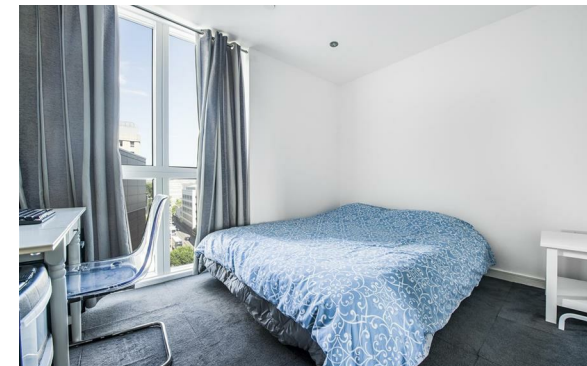
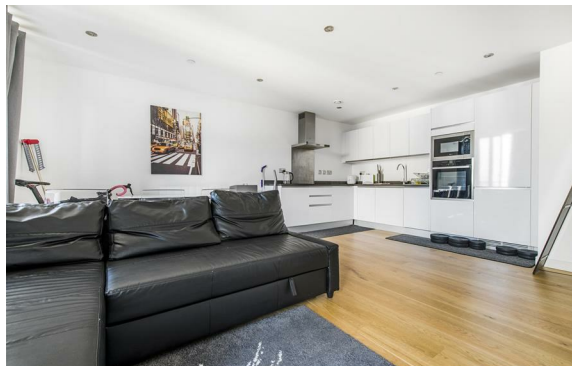
Ground Rent: £250 per annum

Management Fee: £178pcm

Council Tax Band: D

Please Note

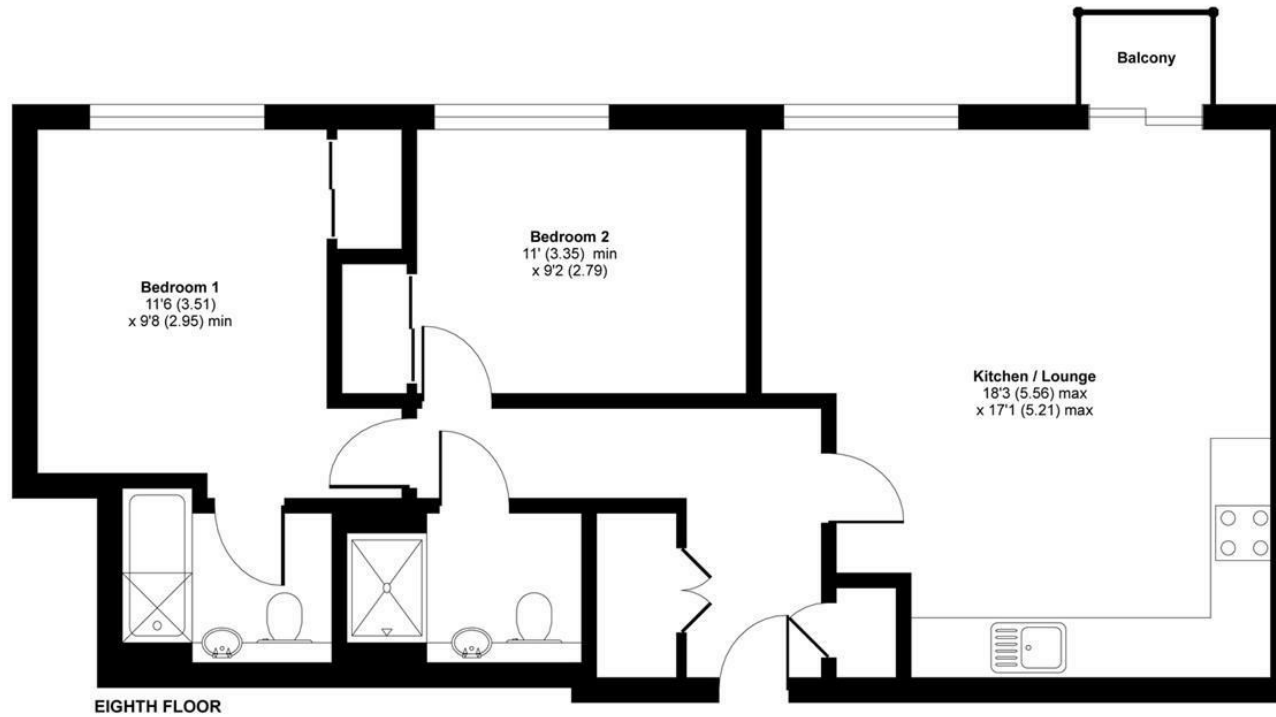
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Number One Bristol, Lewins Mead, Bristol, BS1

Approximate Area = 723 sq ft / 67.1 sq m

For identification only - Not to scale



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: 739731



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
82	82		

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Energy Efficiency Rating scale (A-G):
 A: (92 plus)
 B: (81-91)
 C: (69-80)
 D: (55-68)
 E: (39-54)
 F: (21-38)
 G: (1-20)

Environmental Impact (CO₂) Rating scale (A-G):
 A: (92 plus) - Very environmentally friendly - lower CO₂ emissions
 B: (81-91)
 C: (69-80)
 D: (55-68)
 E: (39-54)
 F: (21-38)
 G: (1-20) - Not environmentally friendly - higher CO₂ emissions

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