36, Weare Court Canada Way, Bristol, BS1 6XF

£395,000

An immaculately presented and highly practical duplex apartment with private access, parking and garden.

- Private Entrance
- Allocated Parking Space
- Garden with Side Acess
- Two Double Bedrooms
- Low Maintenance
- No Onward Chain
- Residents Parking

The Property
This immaculate and highly energy efficient two story property offers amazing house like accommodation set over two floors with a charming garden.

Via a private entrance the hallway beckons you into a light and airy lounge complete with dining area and French doors which provide access to rear garden. Situated parallel is well appointed and highly practical kitchen comprising range of matching wall and base units, sink with instant boiling tap, laminated work surfaces with tiled splash backs, integrated fridge freezer and electric over with ceramic hob and extractor.

To the first floor two bedrooms can be found, both of which comfortable double rooms with built in wardrobes. The bathroom has been tastefully finished and fully tiled with sink, W.C, wash basin and large mains fed shower. There is also the added benefit of a large airing cupboard on the landing.

To the outside is a charming rear garden complete with raised decked area, flower borders and side access. The property prospers further from a private parking space.

Location
Ideally situated on Spike Island, a scenic quarter of the waterfront which is a stone's throw away from Bristol's best shops, cafes, bars, restaurants and nightlife. This property offers convenient access to Whapping Wharf, Bristol Temple Meads Station, Broadmead and Cabot Circus shopping centre. This split level apartment represents a fantastic opportunity for both owner-occupiers and buy-to-let investors.

Other Information
Leasehold - Residue of 999 years.
Management Fee: £105 pcm

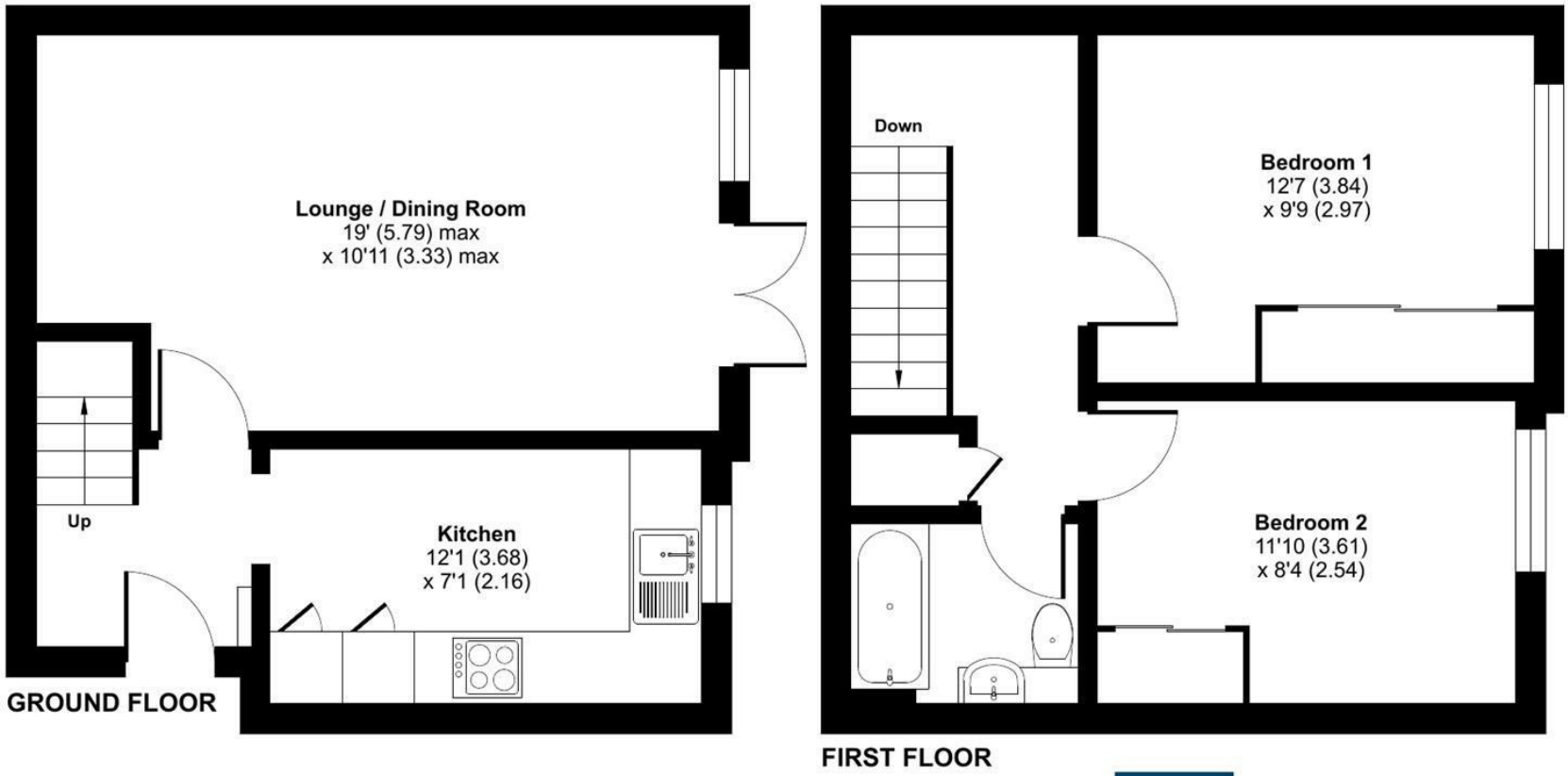
Council Tax Band: TBC

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.

Weare Court, Canada Way, Bristol, BS1

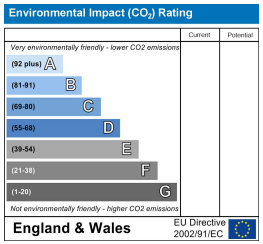
Approximate Area = 688 sq ft / 63.9 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hollis Morgan. REF: 1177321



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