

estate agents **auctioneers**



Flat 9, Ropemaker Court, 11-12 Lower Park Row, City Centre, Bristol, BS1 5BN

Offers In Excess Of £350,000

This modern and spacious two 2 double bedroom apartment occupies the top floor of this impressive building which was newly refurbished in 2017 and provides fantastic location for all of Bristol's desirable amenities as well as benefiting from an allocated parking space behind a secure electric gate.

- Central Location
- 2 Double bedroom
- En suite Shower room and Family Bathroom
- Perfectly presented
- Secure allocated parking space
- Vaulted Ceilings

The Property

This modern and spacious 2 double bedroom apartment occupies the top floor of this impressive building which was newly refurbished in 2017 and provides fantastic location for all of Bristol's desirable amenities. It also benefits from an allocated parking space in a secure electric gated car park at the back of the building.

Entrance to the building is made via a well looked after hallway and staircase. The immaculately presented apartment is flooded with natural light. The bright and spacious reception room adjoined with a fully fitted kitchen offers ample space for dining as well as socialising. It has been fitted with engineered wood flooring throughout.

Both bedrooms are good sized doubles and are carpeted throughout with the master Bedroom benefiting from a large built in wardrobe a bright en suite with double shower cubicle.

The family bathroom is fully tiled with a mains shower over bath, basin, low level WC and heated towel rail.

Location - City Centre

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 250 years from 2017

Management Fee: £1,200 per annum - This property is management by HML Management

Council Tax Band: D

Please Note

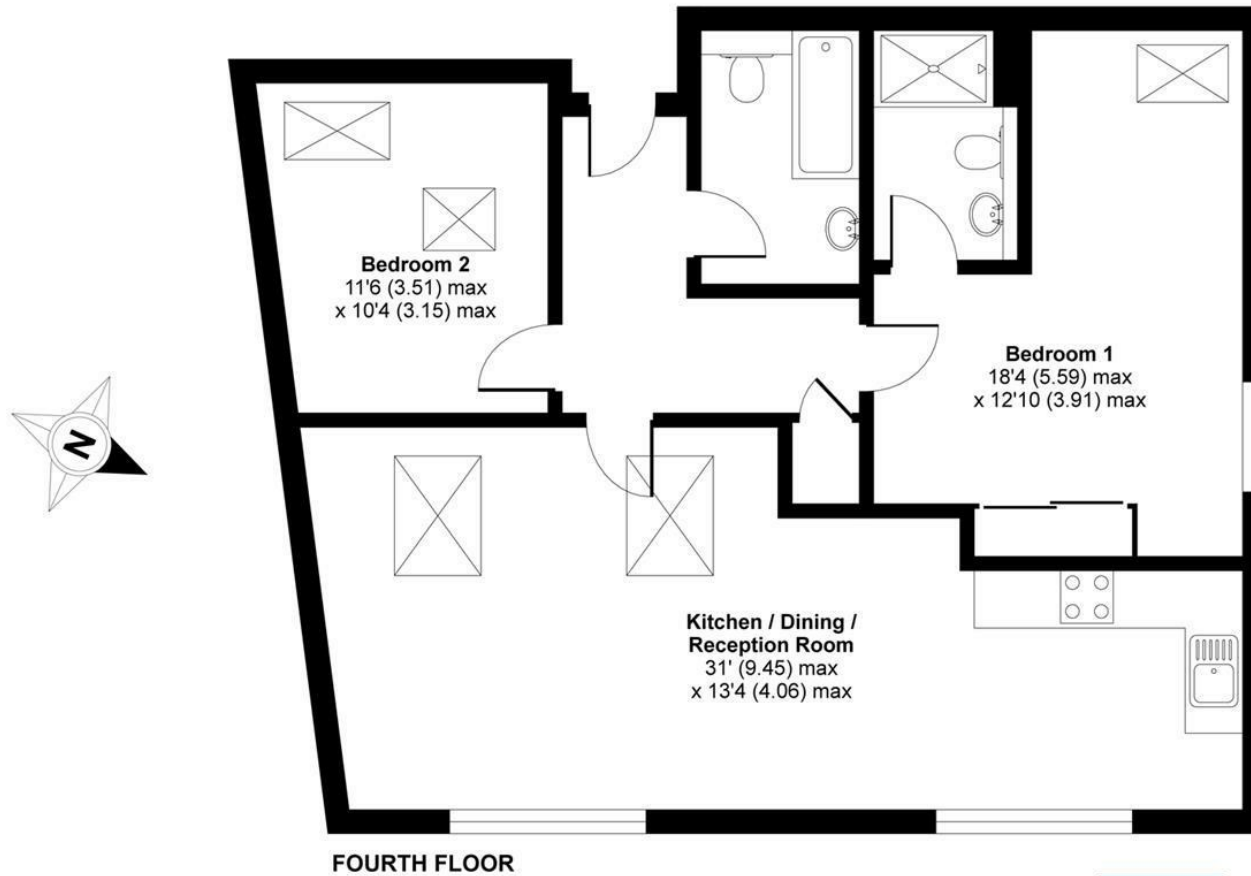
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan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



Lower Park Row, City Centre, Bristol, BS1

Approximate Area = 856 sq ft / 79.5 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: 779153



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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
78	78		

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
78	78		

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)
 B: (81-91)
 C: (69-80)
 D: (55-68)
 E: (39-54)
 F: (21-38)
 G: (1-20)

England & Wales EU Directive 2002/91/EC

hollis
morgan