

estate agents **auctioneers**

44, Steamship House Gas Ferry Road, Harbourside, Bristol, BS1 6GL
£200,000

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Hollis Morgan - A practically appointed modern apartment which boasts waters views via private balcony. Situated in the Steamship House development on the ever popular Spike Island.

- Spacious Modern Apartment
- One Double Bedroom
- Harbourside Location
- Chain Free

The Property

Situated on the 3rd floor of the impressive purpose built development which sits on the historic site of Brunel's original steam works alongside the present site of the SS Great Britain and with direct access to Bristol's iconic Harbourside.

The property has been finished to a very high standard and the spacious apartment offers light and airy accommodation throughout. The open plan living space is generous in size and also provides access to a private balcony which benefits from pleasant views of the Harbourside below and the water. A well appointed kitchen provides plenty of cupboard space with matching wall and base units, laminated work surfaces, AEG electric hob, oven & extractor as well as an integrated fridge/freezer and washing machine. The well proportioned double bedroom also shares the same aspect of the living space and so has pleasant water views and also benefits from a built in wardrobe. A fully tiled modern bathroom completes the accommodation and provides mains fed shower over bath, basin, WC and heated towel rail.

Location

Once a busy dock where sailors and merchants would trade goods and set sail for voyages of discovery, Bristol's Harbourside has undergone a huge transformation and is now an attractive, modern development with excellent amenities and access to the rest of the City. The area is alive with the buzz of Sunday markets, waterside restaurants and bars and a whole host of sports and activities including yachting, paddle boarding, and rowing. Millennium Square acts as a central hub, 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 150 Years.
Management Fee: £103.00 pcm
Ground Rent: £300 p.a (Doubles Every 10 years)
Council Tax Band: B

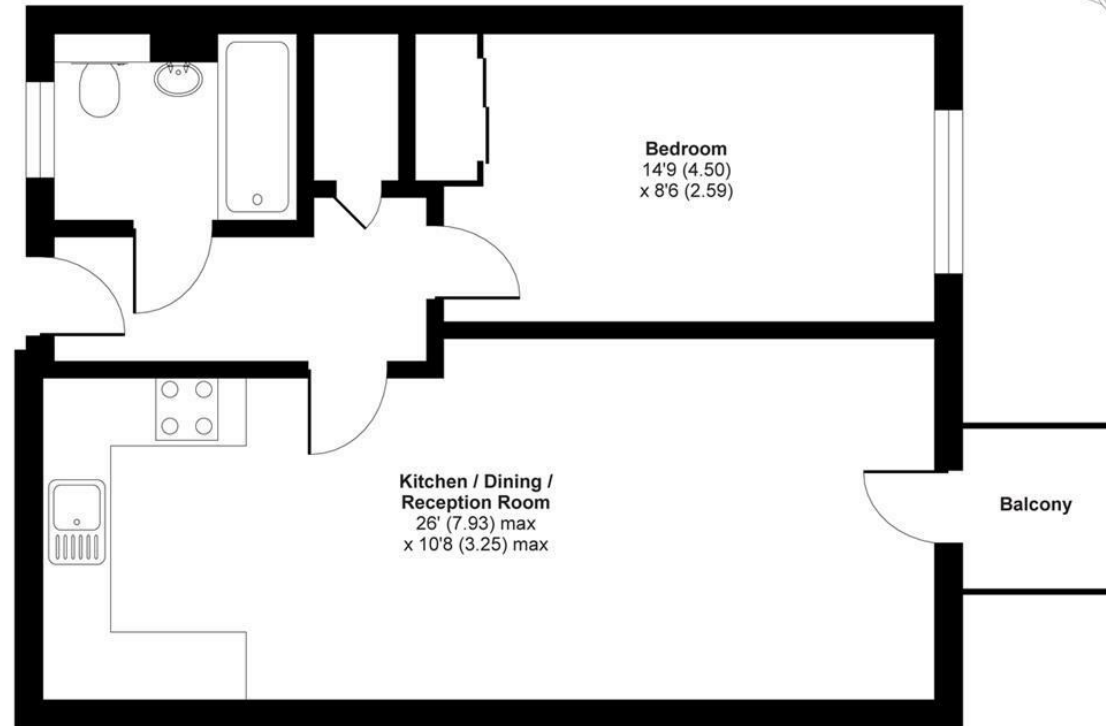
Please Note

We endeavour to make our sales details accurate and reliable 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. 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.



Steamship House, Gas Ferry Road, Bristol, BS1

APPROX. GROSS INTERNAL FLOOR AREA 514 SQ FT 47.7 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Hollis Morgan Property Limited, registered in England, registered no 7275716
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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