estate agents auctioneers

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26, Great Western House Gas Ferry Road, Bristol, BS1 6GN

£350,000

A superb split level, top floor apartment situated in this modern purpose built development next to Brunel's iconic SS Great Britain with sweeping views of the characterful Bristol harbourside.

- Top Floor Split Level Apartment
- Modern Purpose Built Development
- Harbourside Views
- Two Double Bedrooms
- Allocated Parking Behind Secure Gates
- Open Plan Living
- Balcony
- Lift Access
- En Suite
- No Onward's Chain

The Property
This purpose built development sits on the historic site of Brunel's original steamworks and is nestled alongside the present site of the SS Great Britain.

Split over 2 floors, this light filled apartment offers modern, stylish living in the heart of Bristol's famous Harbourside.

Taking full advantage of an enclosed double glazed, 'inverted bay' balcony which provides a perfect place to enjoy the fine harbourside views, whilst flooding the open plan living space with natural light.
The kitchen consists of a range of wall and base units, stainless steel sink, electric hob, oven, extractor hood, integrated fridge freezer and plumbing for washing machine

The good sized second double bedroom is located on the lower level as is a modern, partly tiled, family bathroom with mains fed shower over bath, basin, low level WC, large fitted mirror and heated towel rail.

The stairs take you up to the master suite which provides a spacious double bedroom area, built in wardrobe with plenty of dressing space as well as an en suite shower room.

Further benefits include lift access as well as a secure allocated parking space and bicycle storage facility.

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.

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: 133 years remaining
Ground rent: £150 pa
Service charges: £2,280 pa
Council Tax Band: D

Please Note
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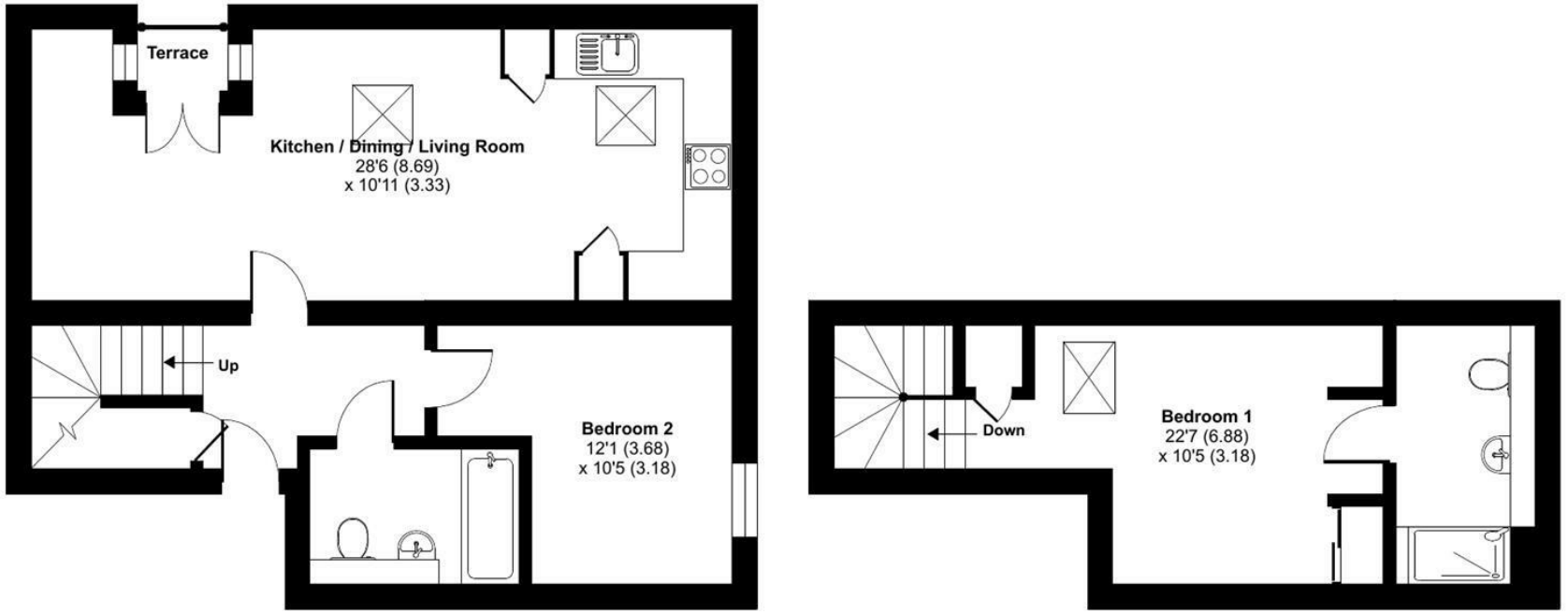
Great Western House, Gas Ferry Road, Bristol, BS1

Approximate Area = 811 sq ft / 75.3 sq m

For identification only - Not to scale

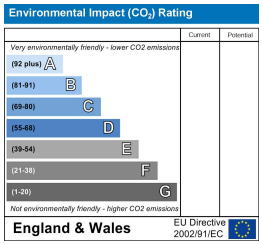


GROUND FLOOR

FIRST FLOOR

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: 1103813



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