

estate agents **auctioneers**

**hollis
morgan**



Penthouse Flat, 28 Queen Square Apartments, Bell Avenue, City Centre, Bristol,

£450,000

Hollis Morgan - A exceptional 1000 Sq Ft Penthouse apartment situated yards from the waters edge, complete with parking and private roof terrace

Description

The property occupies the top floor of a modern yet attractive purpose built development situated yards from the water's edge, the apartment has been cleverly designed/positioned to take advantage of the attractive local scenery, internally the property boasts a stunning open plan kitchen/lounge with balcony, master bedroom with ensuite, spacious 2nd bedroom and family sized bathroom.

Hallway

Engineered wood flooring, video entry phone, storage cupboards. Utility area/boiler room.

Living Area/Kitchen

Inset spotlights, dual aspect, balcony with water views.

Kitchen/Living Area (18'0 x 23'7)

Matching wall & base units, granite work surfaces, high specification integrated appliances, island with gas hob and extractor canopy.

Master Bedroom (13'11 x 10)

Built in wardrobe, access to roof terrace.

En suite

Mains fed shower, heated towel rail, low level W.C, tiled flooring.

Bedroom 2 (10 x 10)

Water views, ample storage space, access to bathroom.

Bathroom

Tiled flooring, bath with mains fed shower, inset spotlights, heated towel rail.

Roof Terrace

Parking

Underground parking for one Vehicle

Secure Storage Units

Positioned next to the allocated parking space. Please note these are available by separate negotiation.

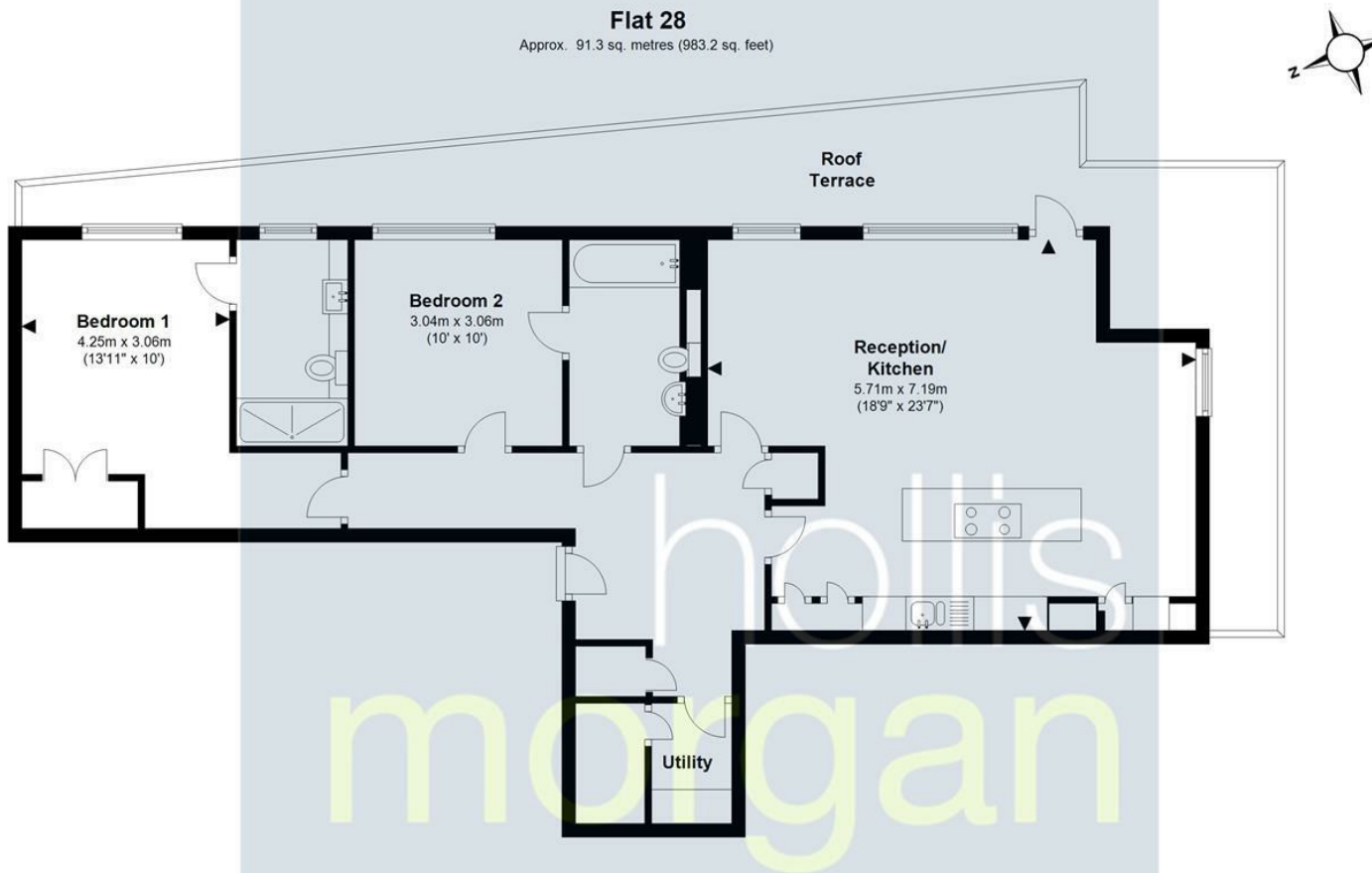
Location

Sunday Times "Best Place to Live 2017. Located within the lively scenic quarter of Redcliffe waterfront, Queens Square Apartments is a stone's throw away from Bristol's best shops, cafes, bars, restaurants and nightlife. With Cabot Circus, the city's largest, most exciting retail development housing over 120 new stores which include Harvey Nichols, within a short walk, and the excellent transport links of the M32, M4 and M5 and Bristol Temple Meads railway station on your doorstep, this vibrant slice of city life is matched only by the relaxed tranquillity of waterfront living.

Tenure/Management Information

Leasehold, residue of 999 years. Monthly Service charge of £83.00. Annual ground rent charge of £250.00.





Total area: approx. 91.3 sq. metres (983.2 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.

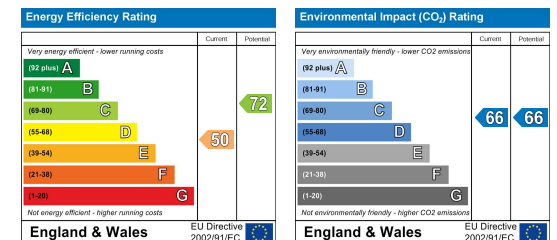
Floorplan Produced by Westcountry EPC
Plan produced using PlanUp.

28 Queen Square Apartments Bell Avenue, BRISTOL

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