

estate agents **auctioneers**

**hollis
morgan**



16, The Panoramic Park Row, City Centre, Bristol, BS1 5LS

£325,000

Hollis Morgan - A superbly well located, TWO DOUBLE BEDROOM modern apartment with private BALCONY and ALLOCATED PARKING. Chain Free

- Two Double Bedrooms
- Modern Apartment
- Allocated Parking
- Well Appointed
- Separate Kitchen
- Private Balcony
- Gas Central Heating
- Chain Free

The Property

The Panoramic is a landmark Bristol development completed in 2002 occupying an elevated position in a superb central location.

This particular property is located on the first floor and has been well finished throughout. Upon entering the apartment you are instantly greeted with a surprisingly large and spacious hallway. Off this space, there is a large living area with direct access onto a private and good sized balcony.

Adjacent, there is a well equipped, modern kitchen with a range of shaker style wall and base units, a stainless steel sink with mixer tap over, gas hob and oven with extractor over, as well as an integrated dishwasher & washing machine.

Both bedrooms are good sized doubles with the master benefiting from a built in wardrobe and en suite shower room.

A fully tiled family bathroom completes the accommodation which offers a mains fed shower over bath, basin, WC and a heated towel rail.

The property also benefits from a secure parking space.

Location

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 999 years

Ground Rent: £150 pa

Management Fee: £2,700 pa

Council Tax Band: D

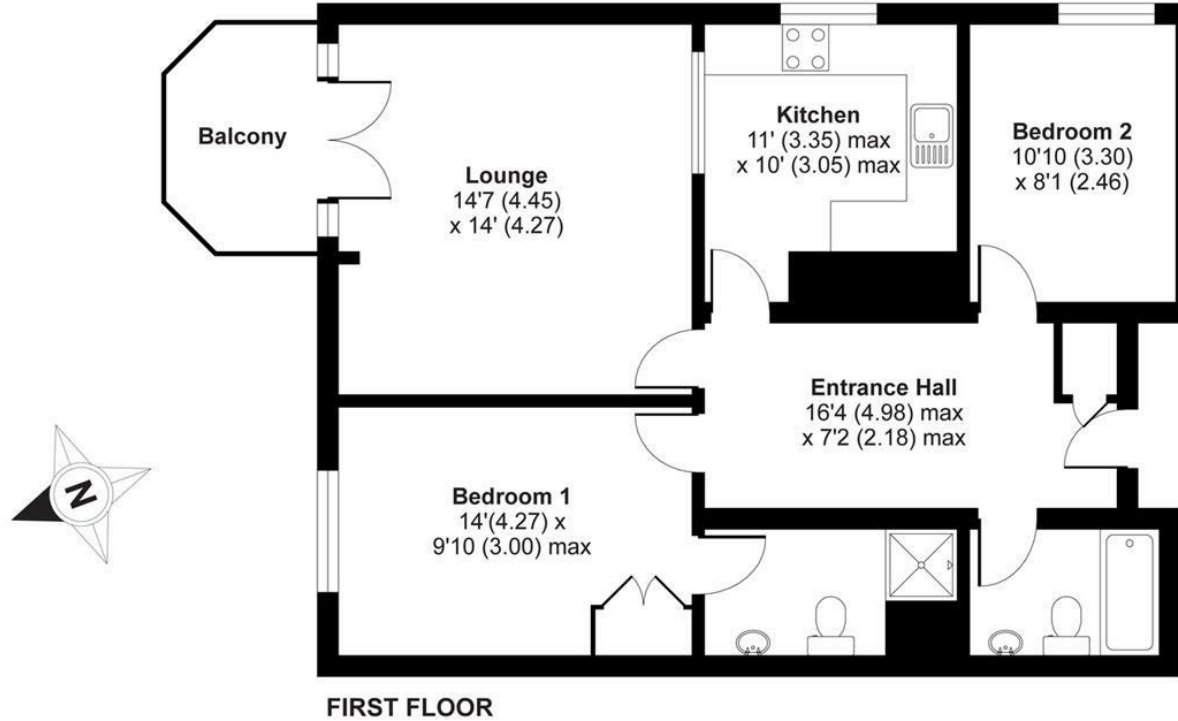
Please Note

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.



Park Row, Bristol, BS1

APPROX. GROSS INTERNAL FLOOR AREA 805 SQ FT 74.7 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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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
80	83	84	87

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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