

estate agents **auctioneers**

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morgan**

Flat 10, Templebridge Apartments Temple Back, Redcliffe, Bristol, BS1 6FS  
**£350,000**

A well positioned upper floor apartment with water views in the ever popular Temple Bridge Apartments Development. Allocated underground parking space.

- Water Views
- Two double bedrooms
- Master with ensuite shower room
- Private balcony
- Secure allocated parking
- Modern Finish
- Chain free

### The Property

Constructed by the highly regarded developers, Westmark in 2009 Temple Bridge consists of just 22 apartments with this particular flat located on the third floor.

The primary feature of this contemporary apartment are the views over Bristol's inland waterways, with a unique sense of living on the water's edge.

The apartment has been finished to a high specification and comprises contemporary open plan living with quality fitted kitchen appliances and feature height windows leading to a delightful balcony overlooking the water.

There are two large double bedrooms with the master further benefiting from a modern fully tiled en suite shower room and there is a further separate family bathroom with mains fed shower over bath, basin, WC and heated towel rail.

Further Benefits include a serviced lift and allocated under ground parking.

### 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: 999 years from 01/01/2008 less 2 days

Management Fee: £271.85 pcm

Ground rent: £125

Council Tax Band: D

### Please Note

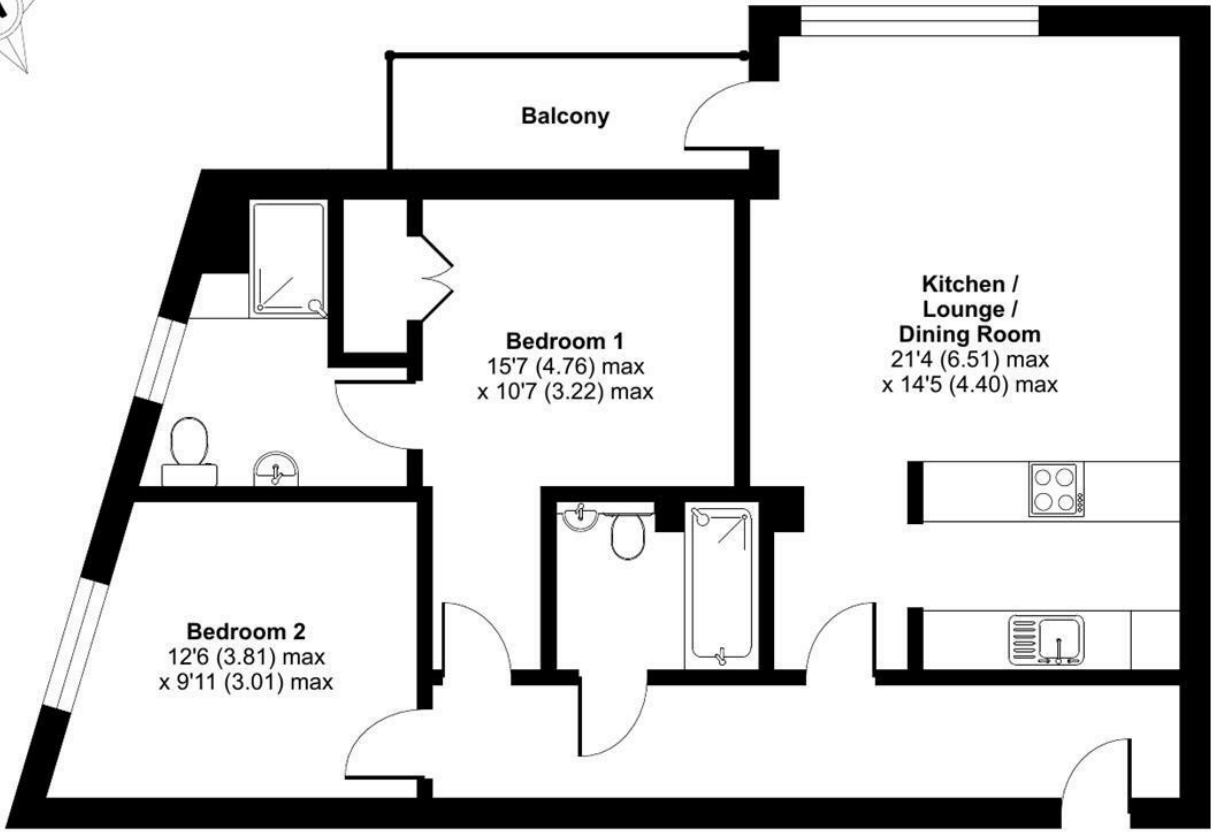
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# Templebridge Apartments, Bristol, BS1

Approximate Area = 783 sq ft / 72.7 sq m

For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Hollis Morgan. REF: 1220453

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
82	87		

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>	(81-91) <b>B</b>		
(69-80) <b>C</b>	(69-80) <b>C</b>		
(55-68) <b>D</b>	(55-68) <b>D</b>		
(39-54) <b>E</b>	(39-54) <b>E</b>		
(21-38) <b>F</b>	(21-38) <b>F</b>		
(1-20) <b>G</b>	(1-20) <b>G</b>		
Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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