706, 5102 St. James Barton, City Centre, Bristol, BS1 3LL

£335,000

A unique and rare to the market 1100 sq ft Penthouse apartment with full width balcony and secure parking.

- Spacious Penthouse Apartment
- Spacious contemporary reception room
- Large private southerly roof terrace
- Two large double bedrooms
- Master with ensuite shower room and fitted wardrobes
- Allocated secure parking
- Concierge service

**The Property**
Positioned on the 7th floor of a landmark City Centre building, this expansive 1,101 sq. ft. penthouse apartment offers a rare blend of space, style, and views. The standout feature is a full-width private terrace with uninterrupted southerly views across the city skyline, including Bristol's iconic Bear Pit.
Flooded with natural light from multiple large, double-glazed windows, the apartment has a bright, airy feel throughout. The open-plan living space is particularly impressive stretching approximately 24 feet and easily accommodates both lounge and dining areas. Double doors open directly onto the terrace, seamlessly blending indoor and outdoor living.
The kitchen, thoughtfully positioned on a slightly elevated platform, is both functional and stylish. It features a range of fitted wall and base units, generous black worktops, and integrated appliances, perfect for both casual cooking and entertaining.
Both bedrooms are generously sized, with the principal suite boasting an en-suite shower room, dressing area with built-in wardrobes, and 2 large windows that enhances the sense of light and space.
A contemporary, fully tiled family bathroom includes a mains-fed shower over bath, basin, WC and heated towel rail.
Additional benefits include a secure, allocated parking space and access to a concierge service, adding convenience and peace of mind.

**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.

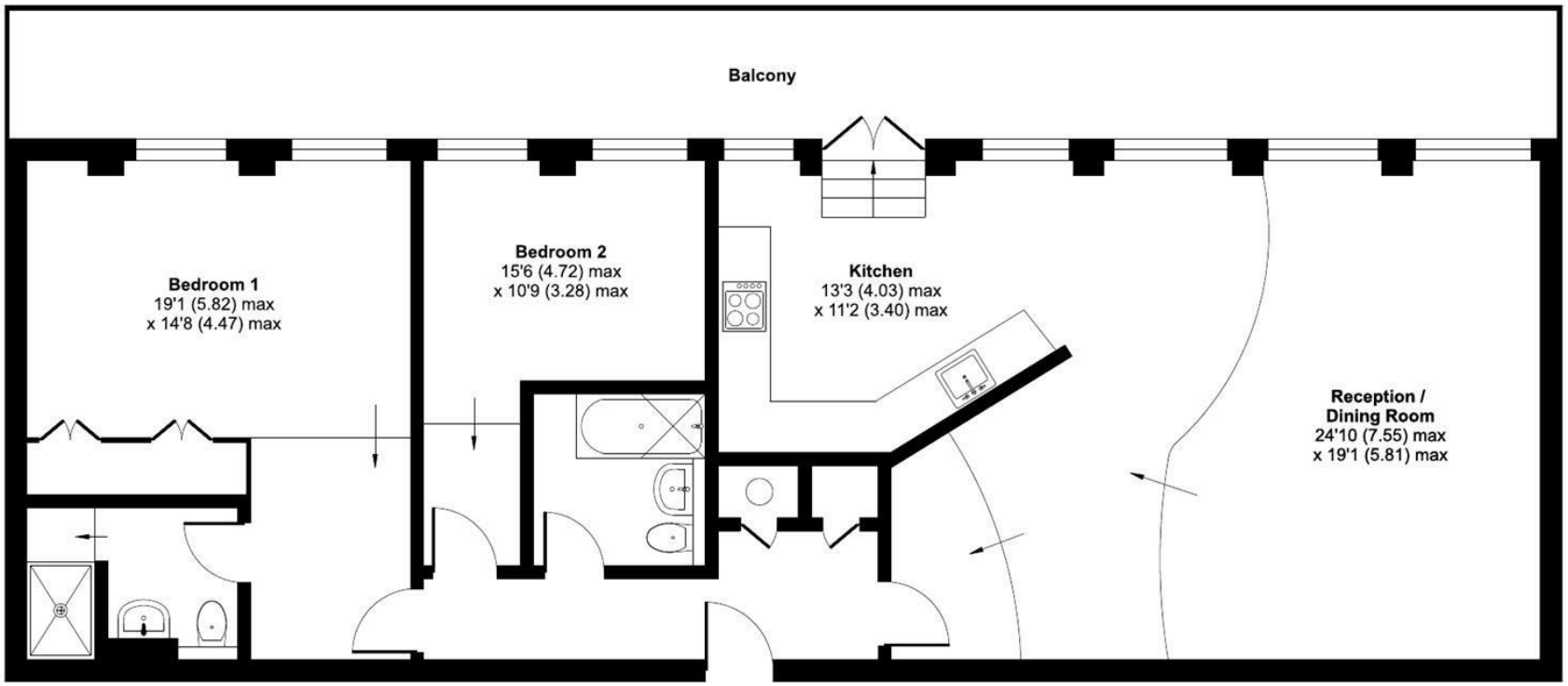
**Other Information**
Leasehold: 999 years from 01/05/2001
Ground rent: £258 pa
Management Fee: £4,000 pa
Council Tax Band: C

**Please Note**
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 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. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. 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. Please note that in some instances the photographs may have been taken using a wide angle lens.

# St. James Barton, Bristol, BS1

Approximate Area = 1101 sq ft / 102.2 sq m

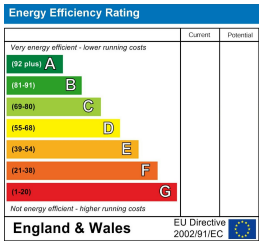
For identification only - Not to scale

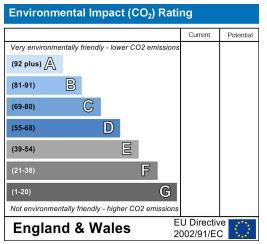



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hollis Morgan. REF:1359404





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

hollis
morgan