estate agents auctioneers

hollis morgan

508, Thomas Court Three Queens Lane, Redcliffe, Bristol, BS1 6LF

£385,000

A spectacular penthouse apartment combined with unrivaled views and uniquely large roof terrace.

- Spectacular Private Roof Terrace
- Penthouse Apartment
- 2 Double Bedrooms
- Exceptional Roof Top Views
- City Centre location
- Allocated Parking Space
- Open Plan Kitchen/Living
- Lift
- No Onwards Chain

The Property
Situated in Redcliffe just moments from the harbourside and Castle Park, this property is located on the top floor of a modern development.

Upon entry to the apartment the entrance hallway spans in two separate directions, to the right it leads to an expansive open plan kitchen/living area. The kitchen features integrated appliances and provides space for a dining table, whilst an informal seating area is positioned on the opposite side of the room.
Leading out via sliding patio doors is a tremendous rooftop terrace which is truly unique and rare amongst city centre apartments, in total is stretches 900 square feet and belongs exclusively to this property.

Accommodation comprises of two large double bedrooms - The master includes fitted wardrobes and features an attractive en-suite as well as access to the roof terrace. Furthermore, the second bedroom makes use as a perfect home office or guest bedroom with a 3-piece family bathroom across the hall.

Additionally, the property includes a large storage cupboard used as a utility space holding the washing machine.
Secure underground parking below the development provides parking for 1 car.

Location - City Centre
The Centre is the heart of the City with constant action on offer from the Hippodrome, the Bristol Beacon, 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.

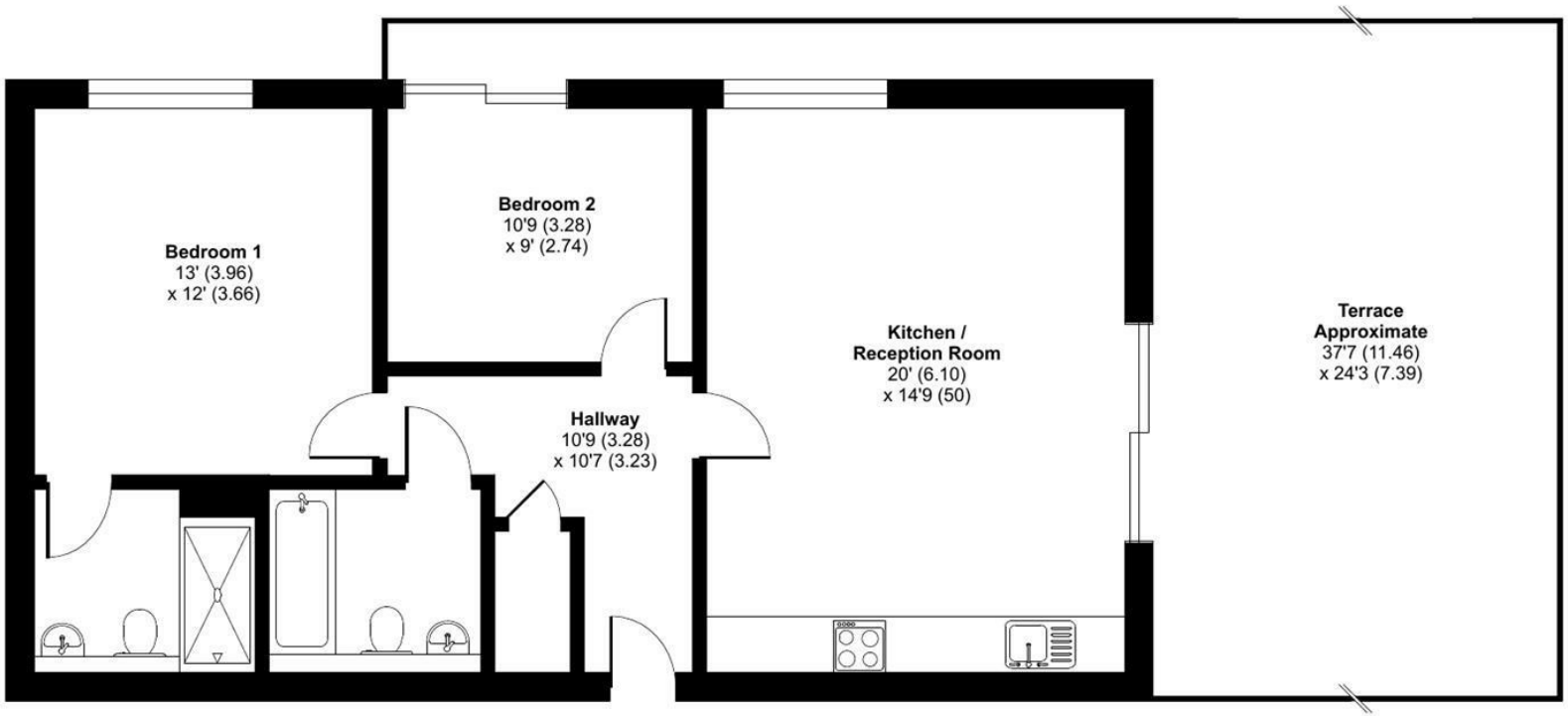
Further Information
Tenure - Leasehold
Lease length – 980 Years Remaining
Service Charge - £871.99 to be paid bi-annually.
Ground Rent - £200 Per Annum

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.

Three Queens Lane, BS1

Approximate Area = 773 sq ft / 71.8 sq m

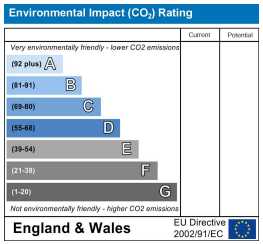
For identification only - Not to scale



FIFTH FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hollis Morgan. REF: 1051953



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