



5, Landmark Court Caledonian Road, Harbourside, Bristol, BS1 6JL  
£499,950

With fantastic Harbourside views, this bright and spacious 2 double bedroom modern apartment with GARAGE | BALCONY is located on the waters edge and within easy walking distance of a superb variety of amenities.

- Two Double Bedrooms
- Fantastic Harbourside Views
- Private Balcony
- Located on The Waters Edge
- Spacious Open Plan Living Space
- En Suite to The Master Bedroom
- Gas Central Heating
- Allocated Single Garage
- Lift Access
- Chain Free

#### The Property

This 2 double bedroom apartment benefits from sensational views down the harbour toward Wapping Wharf and is situated quite literally on the waters edge.

The modern block has been designed to take advantage of the superb outlook and the living space is orientated with this in mind.

The large dual aspect open plan living space boasts an entire floor to ceiling wall of glass which overlooks the water with direct access to an impressive private balcony.

The modern fitted kitchen provides plenty of storage and work surfaces as well as a gas hob, electric oven, extractor, stainless steel sink & drainer as well as integrated fridge freezer and plumbing for washing machine.

Both bedrooms are good doubles with built in wardrobes and the master further benefits from an en suite shower room.

The main bathroom is partly tiled and provides a mains fed shower over the bath, basin, WC and heated towel rail.

In additional, there are a couple of good storage cupboards in the hallway.

#### Location

Once a busy dock where sailors and merchants would trade goods and set sail for voyages of discovery, Bristol's Harbourside has undergone a huge transformation and is now an attractive, modern development with excellent amenities and access to the rest of the City. The area is alive with the buzz of Sunday markets, waterside restaurants and bars and a whole host of sports and activities including yachting, paddle boarding, and rowing. Millennium Square acts as a central hub, 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

Management Fee: £225 pcm

Ground Rent: £100 per annum

Council Tax Band: E

#### Please Note

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