

estate agents **auctioneers**

**hollis
morgan**

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

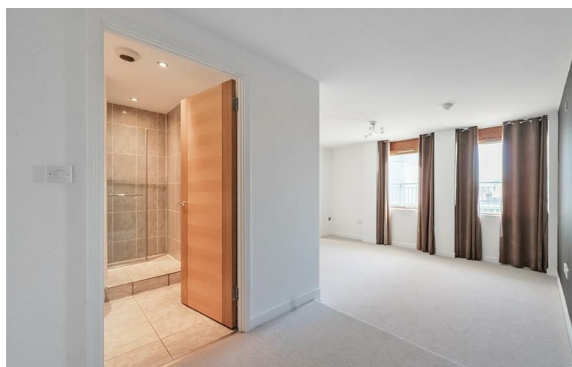
Ground rent: £258 pa

Management Fee: £4,000 pa

Council Tax Band: C

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