estate agents auctioneers

hollis morgan

104, The Eclipse Broad Weir, City Centre, Bristol, BS1 3DH

£225,000

Hollis Morgan - An impressive modern apartment located in the heart of Cabot Circus with large Private balcony which offer fine city views. Chain Free

- Iconic Apartment Block
- In The Heart of Cabot Circus
- Surrounded by a Vast Choice of Shops / Restaurants
- Superb Transport Links
- Modern Apartment
- Large Balcony
- Impressive City Views
- Chain Free

The Property
The Eclipse is an impressive and exclusive City Centre development providing a modern lifestyle and surrounded by one of the most contemporary, exhilarating and bustling environments.

This particular apartment is located on the first residential level and has is immaculately presented.
The open plan living, kitchen/dining space provides direct access to the large decked balcony which showcase's fine city views over the impressive modern development below.
The kitchen comes complete with a range of wall and base units, a gas hob, electric oven and extractor over as well as an integrated fridge / freezer and dishwasher. In addition, there is also the benefit of a large walk in pantry/larder.
A large double bedroom also has access to the balcony which also helps to drawn in plenty of natural light.
The bathroom is fully tiled and provides a mains fed shower over bath, WC, Basin and heated towel rail.

Location
The Eclipse is a prominent feature in the modern Sky Line of Bristol and is located in the heart of Cabot Circus, directly above the impressive department store, Harvey Nichols and surrounded by a vast range of other shops, restaurants and cafes.

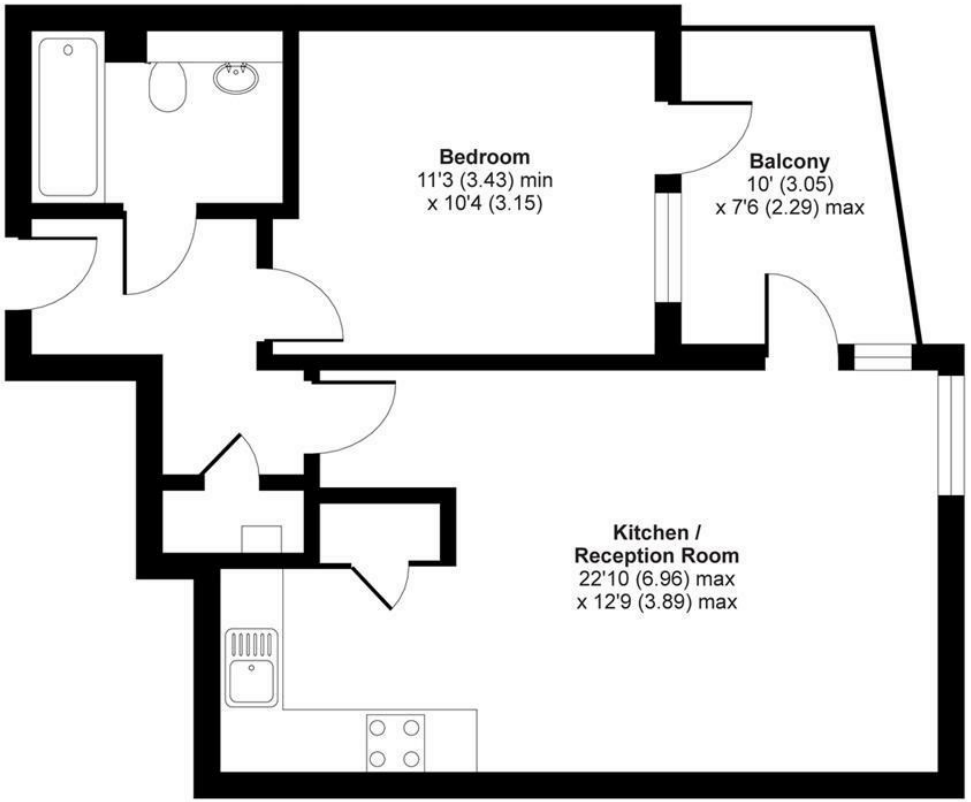
The Centre is the heart of the City with constant action on offer from the Hippodrome and Colston Hall, Bristol Shopping Quarter at Cabot's Circus to the characterful Christmas Steps, Corn Street and St Nicholas Market. Nearby Millennium Square acts as a gateway to the neighbouring harbourside with its 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.

Tenure & Management Info
Leasehold. Residue of 150 years.
Management Fee: Circa £140 pcm (including ground rent)

Please Note
We endeavour to make our sales details accurate and reliable 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. 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.

Eclipse, Broad Weir, Bristol, BS1

APPROX. GROSS INTERNAL FLOOR AREA 516 SQ FT 47.9 SQ METRES



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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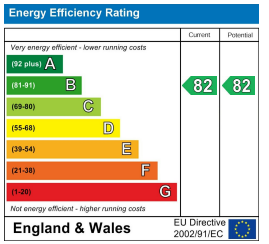

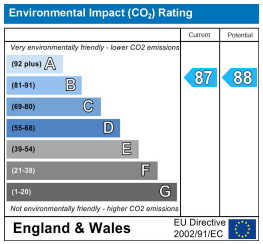

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