

estate agents **auctioneers**



**513, Number One Bristol, Lewins Mead, Bristol, BS1 2NR.**

**£425,000**



A spacious and stylish two bedroom apartment located in the heart of Bristol's City Centre situated on the 5th floor of this impressive converted tower block and benefiting from an exclusive use of a fantastic 'Sky Meadow', a large and superbly landscaped roof terrace, communal room and allocated parking space.

- Stunning 2 double bedroom apartment
- Private balcony
- Residents' roof terrace and pavilion room
- High end NEFF appliances
- En-suite shower room
- Private gym
- Concierge
- Allocated parking space
- Chain free

#### The Property

A superb 2 bedroom apartment located on the 5th floor of the Number One Bristol building situated conveniently in Bristol City Centre.

Stepping into the building, residents are warmly welcomed in an elegant and light lobby with a striking living green wall and residents gym above. At the reception desk is the concierge ready to assist.

A lift will take you to the 5th floor and upon entry to the flat, the hallway opens up to a spacious open plan kitchen/ reception room to the right. The sleek Porcelanosa fitted kitchen is equipped with high end appliances including a fridge freezer, dishwasher, NEFF electric hob and oven as well as a microwave. It also provides plenty of work surfaces with Silestone worktops. The large reception area offers a versatile space for deliniation between a dining and lounge area and benefits from a large balcony accessed via the large glass sliding doors.

The accommodation further unfolds with two generously proportioned double bedrooms, each boasting built-in wardrobes. Notably, the master suite boasts an en-suite shower room, complete with a large mains fed shower cubicle, basin, WC and heated towel rail. A bright bathroom serves the flat whilst a large cupboard offers ample space for a washing machine and storage.

Beyond the apartment, residents have the use of an exceptional rooftop terrace with numerous seating areas and water features offering a serene escape from the city bustle. Additionally, adjoining is a large communal room perfect for social gatherings on less auspicious days.

Finally, the flat comes with an allocated parking space.

#### 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 01/02/2016 until 31/01/3015

Management Fee: 2,673.76 pa

Council Tax Band: D

#### Please Note

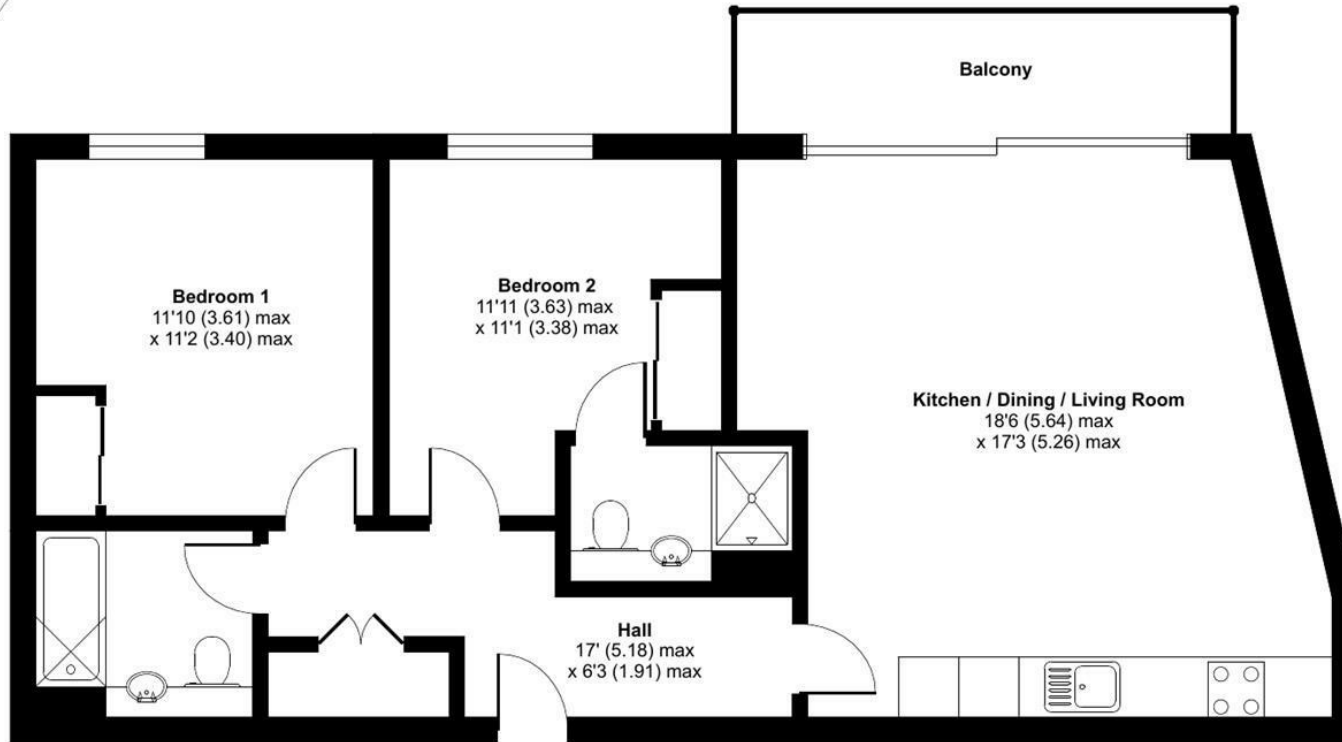
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# Number One Bristol, Lewins Mead, Bristol, BS1

Approximate Area = 768 sq ft / 71.3 sq m

For identification only - Not to scale



FIFTH FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Hollis Morgan. REF: 1172895



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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