

estate agents **auctioneers**

**hollis
morgan**



Flat 21 Golden Lion Court, 100 Redcliff Street, Bristol, BS1 6LP

£319,950

Hollis Morgan - A charming ground floor apartment positioned in an attractive period influenced development within the scenic quarter of Redcliffe waterfront. Allocated Parking.

Description

This fantastic flat is positioned in the impressive Golden Lion Court development. Tucked away from the main road and the generous 843 Sq Ft interior offers; entrance hall, spacious open plan lounge (9.97 x 4.91) with modern fitted kitchen, master bedroom with en suite bathroom and built in wardrobes and bedroom two also has a fitted wardrobe. To the rear of the development is an allocated off street parking space accessed via a secure gate.

Location

The apartment is located close to the City Centre, Temple Meads, Cabot Circus and the harbour side attractions with various pubs, bars and restaurants including Bordeaux Quay which is within a few minutes walk. Bristol University and Royal Infirmary are within 2 miles. Bristol City Centre 0.1 miles. Clifton village 1.9 miles. Park Street 0.8 miles. Bristol Temple Meads 0.7 miles

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.

Lounge

32'8" x 16'1" (9.97 x 4.91)

Two large double glazed windows, laminate wood flooring effect and radiator.

Kitchen

Wall base units, built in fridge freezer and dishwasher, stainless steel sink and taps, laminate wood flooring, tiled splash backs, stainless steel gas hob and mock marble work top.

Entrance hall

Laminate wood flooring. Radiator

Airing cupboard

Worcester combi boiler and fuse box.

Bedroom 1

13'5" x 12'0" (4.11 x 3.68)

Large double glazed window, built in double wardrobe, radiator, en suite with shower and bath.

Bedroom 2

10'1" x 10'0" (3.08 x 3.07)

Double glazed window, built in wardrobe and radiator

Shower room

Ideal Standard hand basin, double shower, heated towel rail, double glazed window and tiled flooring

Parking

Secure parking space.

Tenure/Management information

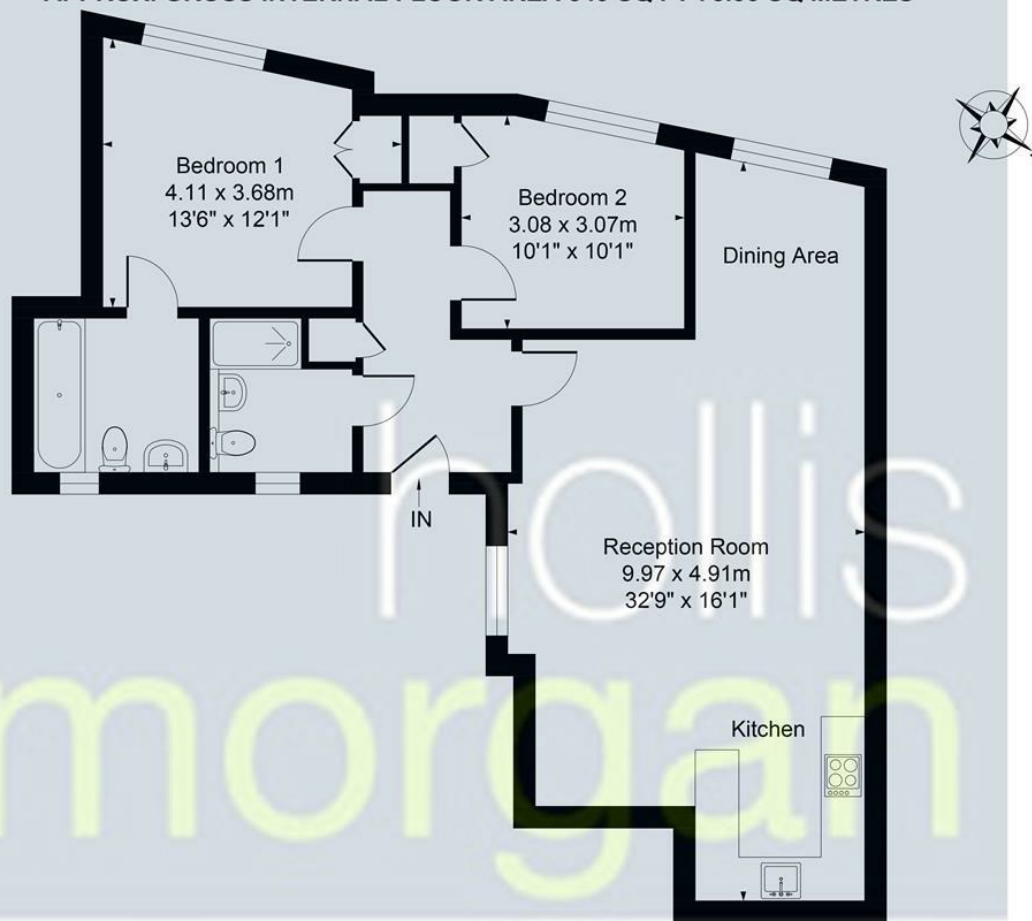
Tenure: residue of 999 years.

Management fees: £1640 p.a.

Ground rent: £175 p.a.



21 Golden Lion Court BS1 6LP
 APPROX. GROSS INTERNAL FLOOR AREA 843 SQ FT 78.33 SQ METRES



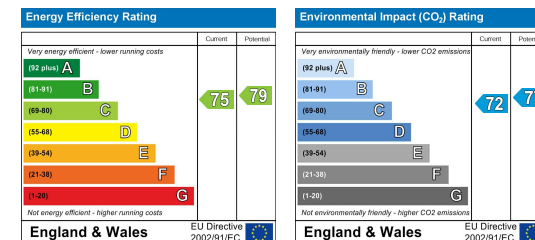
GROUND FLOOR

Illustrated for identification purposes only, measurements are approximate, not to scale.

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