



4, Ropemaker Court Lower Park Row, Bristol, BS1 5BN

£380,000

A modern 2 double bedroom apartment with private allocated parking, situated in a highly convenient location just moments from the city centre.

- Two spacious double bedrooms
- Allocated parking behind secure gates
- Substantial open plan layout
- Modern conversion
- Prime central location
- Extensive amenities in surrounding areas
- No onwards chain
- Immaculate condition throughout
- Large separate utility room
- En-suite with master bedroom

#### The Property

This modern and spacious 2 double bedroom apartment occupies the first floor of this impressive building which was newly refurbished in 2017. It provides a fantastic central location with an array of Bristol's desirable amenities nearby. Additional benefits include an allocated parking space in a secure electric gated car park at the back of the building.

The property comprises of a generous and versatile open plan layout, featuring stylish engineered oak wooden flooring with 3 large individual glazed windows peering out over Bristol's characterful landscape. Within the open plan space it offers a well cared for kitchen consisting of contemporary colour themes with modern integrated appliances such as a dishwasher, fridge/freezer and oven with induction hob. Furthermore the room provides ample space for informal seating followed by an area for a large dining table.

Accommodation in the property includes two spacious double bedrooms, the master including an attractive en-suite bathroom. Followed by a large 3-piece family bathroom in the hallway adjacent to a hand utility room where the washing machine is located.

Outside the property accessed via electric gates you have one allocated parking space.

#### Location

The Centre is the heart of the City with constant action on offer from the Hippodrome and the Bristol Beacon, 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.

#### Further Information

Management Fee - £190 PCM  
Ground Rent - £275 Per Annum  
Management Company - HML Ltd  
Lease Remaining - 242 Years  
Council Tax: C

#### Please Note

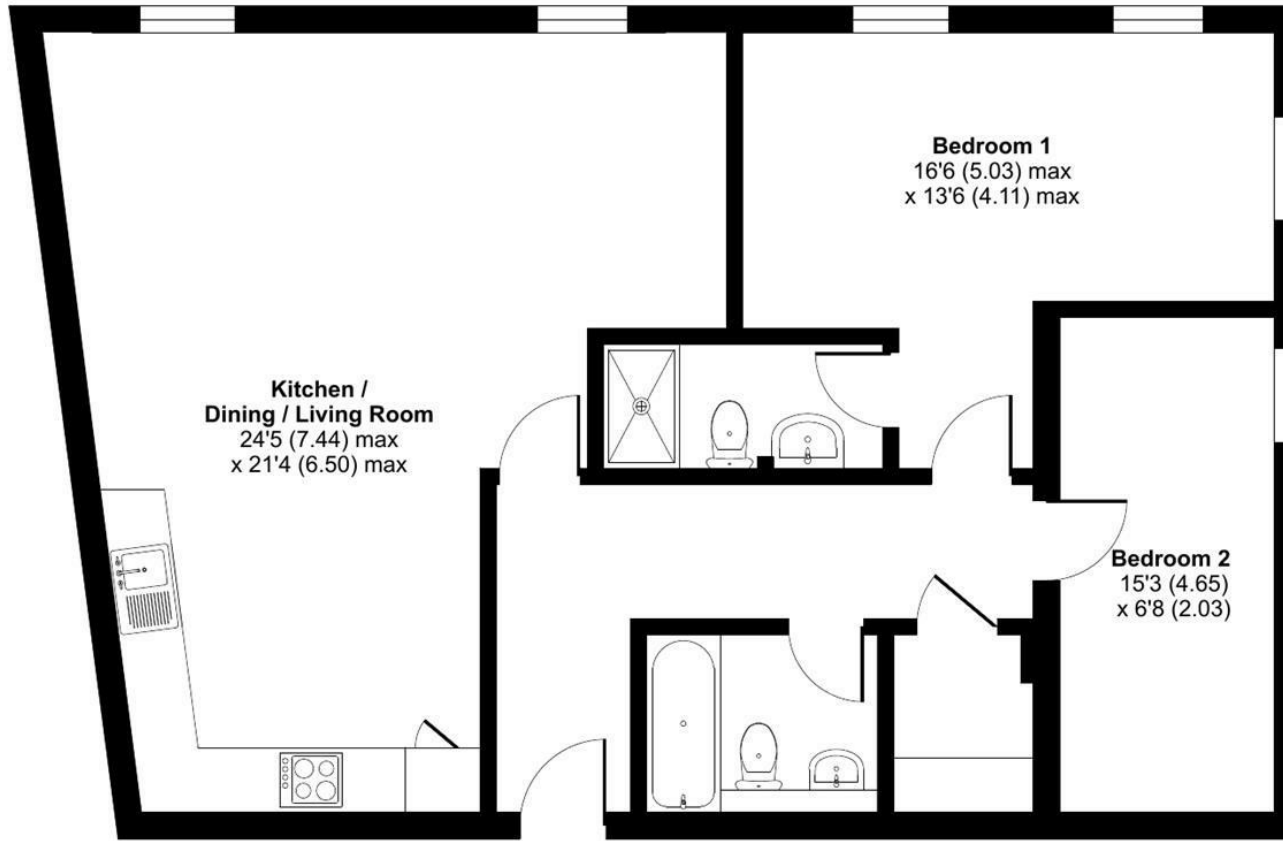
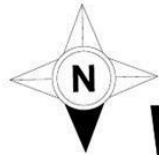
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# Lower Park Row, Bristol, BS1

Approximate Area = 888 sq ft / 82.4 sq m

For identification only - Not to scale



**SECOND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Hollis Morgan. REF: 1090287



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| Energy Efficiency Rating |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--------------------------|-----------|--|-----------|
| Current                  | Potential | Current  | Potential |
| 81                       | 81        |  |           |

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