

estate agents **auctioneers**



Flat 183, Eclipse Broad Weir, Bristol, BS1 3DH

£250,000

A well located upper floor apartment with balcony and fine views

- Iconic Apartment Block
- Spacious Apartment
- Open plan Kitchen/Reception room
- Superb transport links
- Modern Apartment
- Large balcony
- Impressive city views
- Chain free

### The Property

The Eclipse is an exclusive city centre development combining modern lifestyle and comfort.. This landmark building located above Harvey Nichols is surrounded by one of the most contemporary, exhilarating and bustling environment. Accommodation includes a large private balcony accessible both from the living area and bedroom with eighth floor views over the city, a double bedroom, a tiled three piece bathroom suite and an open plan living space and kitchen which includes custom designed units with high gloss lacquered door fronts, laminate worktops and stainless steel sink with mixer tap. The apartment offers plenty of storage space in the hallway and litchen area.

The apartments are arranged from 1st to 13th floor levels and situated above Harvey Nichols, a flagship store amid the £500 million Cabot Circus regeneration showcase.

### 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.

Management Fee:

Council Tax Band:

### Please Note

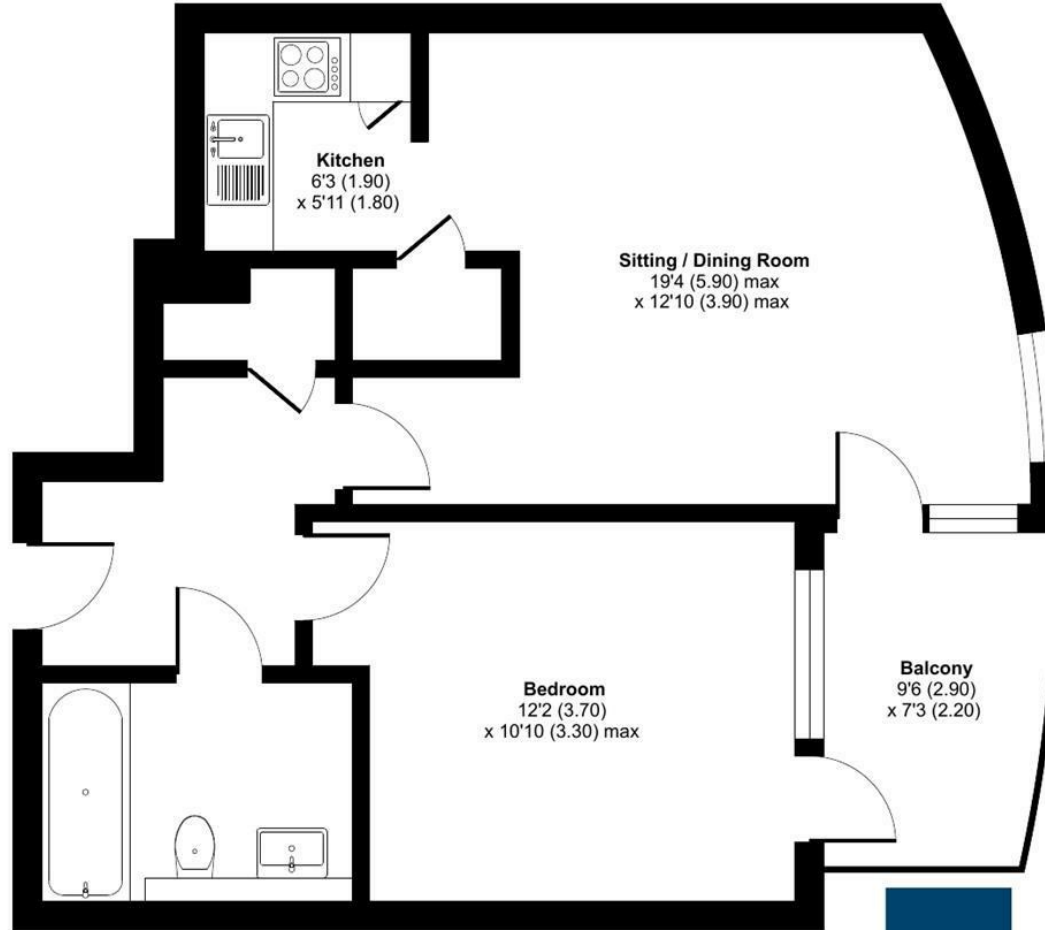
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# Eclipse, Broad Weir, Bristol, BS1

Approximate Area = 557 sq ft / 51.7 sq m

For identification only - Not to scale



NINTH 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: 1148752



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
83	83		

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	

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