

estate agents **auctioneers**

**hollis  
morgan**



35 The Panoramic, 27-30 Park Row, City Centre, Bristol, BS1 5LS

£345,000

Hollis Morgan - A UNIQUE and LUXURIOUSLY appointed fourth floor apartment with far reaching VIEWS over Bristol on the door step of a multitude of shops, cafes and restaurants. Secure PARKING and NO CHAIN.

- Open Plan Living Space
- Two Bedrooms
- Two Bathrooms
- Modern Condition
- Fantastic Views
- Balcony
- Off Street Parking
- No Onward Chain

#### The Property

The Panoramic is a landmark Bristol development completed in 2002 occupying an elevated position in a superb central location.

Apartment 35 is a sizeable luxury two bedroom apartment situated at the back of the fourth floor which benefits from the quieter rear as well as the spectacular far reaching views over the City Centre.

The flat has been improved throughout by the current owners with the open plan living space in particular finished to a high standard. The kitchen boasts a range of black gloss wall and base units finished with low profile granite worktops, stylish modern sink as well as a large gas cooker with double oven with a feature extractor over.

The living space is well sized and provides ample space to dine and relax whilst taking in the 'panoramic' views of the city below.

There are 2 well proportioned bedrooms with the master benefiting from an en-suite shower room and built in wardrobe. In addition there is an additional shower room with mains fed shower, w/c, basin with vanity storage and heated towel rail.

Also benefiting the flat is an allocated, secure parking space.

#### Location

Park Row is conveniently situated between Clifton and the City Centre which provides an enviable mix of both boutique shops and restaurants with the traditional city centre High Street shops.

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 999 years

Management Fee: £208 pcm

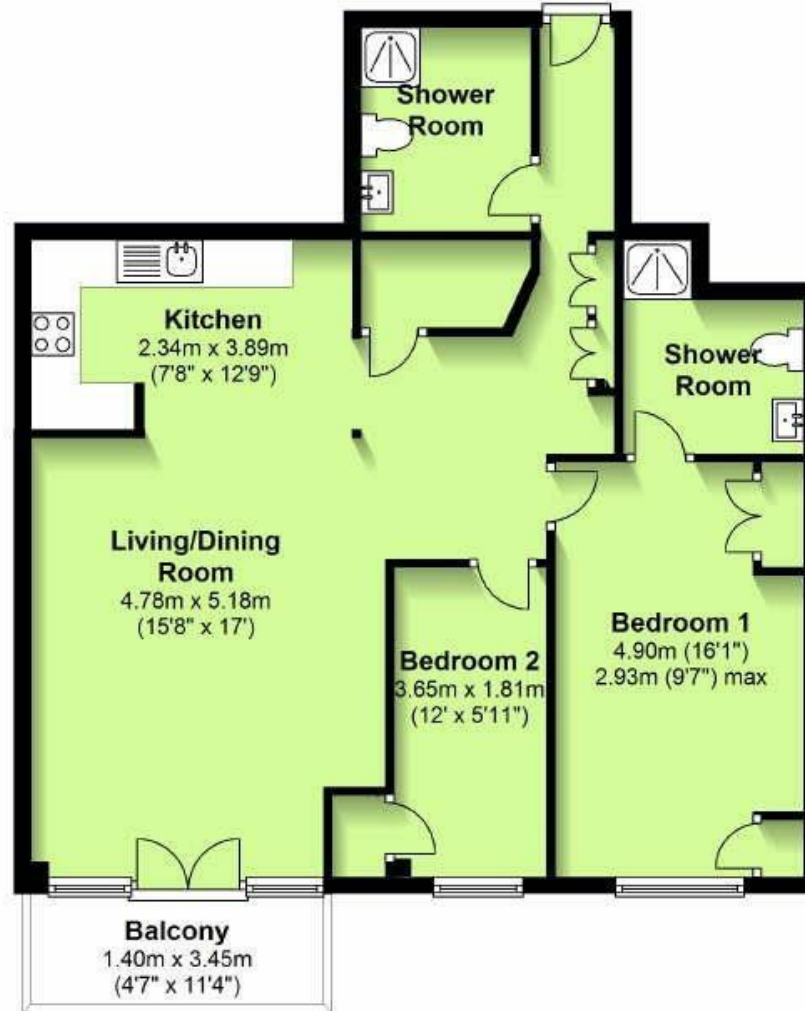
#### Please Note

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.



# 35 The Panoramic

Approx. 80.3 sq. metres (864.3 sq. feet)

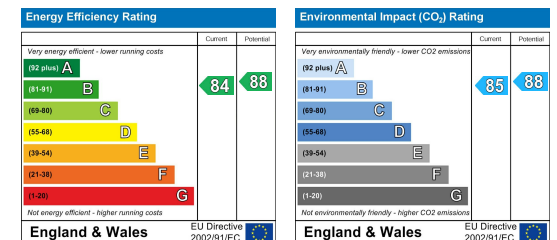


Total area: approx. 80.3 sq. metres (864.3 sq. feet)

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