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Flat 6, 7 Orange Street, St Pauls, Bristol, BS2 9HG  
Offers In Excess Of £275,000



A modern two bedroom apartment with balcony located in the heart Bristol

- Modern Apartment
- Two Bedrooms
- Balcony
- Built in 2019
- Fantastic Location
- Bike Storage

### The Property

The apartment benefits from an impressive open plan kitchen/ living area with ample space for entertaining and a full height glazed window and door providing access to a balcony. The kitchen boasts a range of matching wall and base units, laminated worktops with tiled splash backs and a selection of integrated and freestanding appliances.

The bedrooms are comfortable double rooms with integrated wardrobes. Additional storage is provided in the form of a large cupboard via the hallway. A generously proportioned three-piece bathroom completes the internal footprint complete with shower over bath with tiled, surround and low level W.C and basin.

Furthermore, this property includes includes bike storage.

### Location

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 company:

Management Fee: £1050 PA including ground rent

Council Tax Band: A

### Please Note

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