

estate agents **auctioneers**



1124, The Eclipse Broad Weir, City Centre, Bristol, BS1 3DH  
Offers In Excess Of £350,000

UNEXPECTEDLY BACK TO MARKET - A stunning and contemporary penthouse level apartment with double height ceilings and fine views.

- Penthouse Level Apartment
- Terrace
- Breathtaking views
- Floor to Ceiling Windows
- Master With En Suite
- Two Double Bedrooms
- Central Location
- No Onward Chain

### The Property

Apartment 1124 at The Eclipse is a light and bright extremely well-presented dual aspect 2 double bedroom apartment, part of the iconic and exclusive Eclipse development, located above Harvey Nicholls and within close proximity of luxurious shops. The property unlike most in the development benefits from double height ceilings and windows throughout which provide breath taking viewings over City. The accommodation offers an impressive open plan living room with a large decked balcony and stylish kitchen which offers a range of integrated appliances and mat finished wall and base units. The two double bedrooms offer fitted wardrobes with the master benefiting from a contemporary en suite. A fully tiled three-piece bathroom and practical cupboard complete the impressive internal layout. Residents also have access to a large roof terrace overlooking The City and Cabot Circus.

### Location

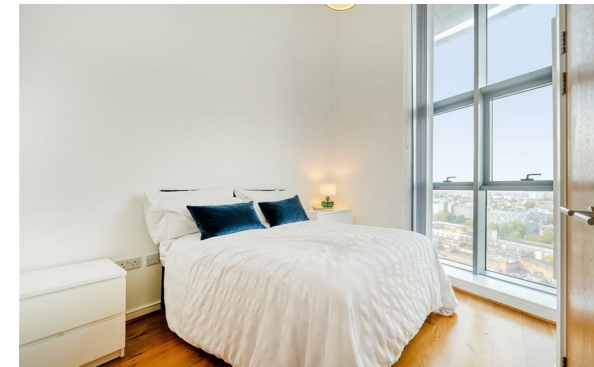
The Centre is the heart of the City with constant action on offer from the Hippodrome and Colston Hall, Bristol Shopping Quarter at Cabot's Circus to the characterful Christmas Steps, Corn Street and St Nicholas Market. Nearby Millennium Square acts as a gateway to the neighbouring harbourside with its 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. 132 Years remaining.  
Management Fee: £1901.68pa  
Ground Rent: £300pa  
Council Tax Band: D

### Please Note

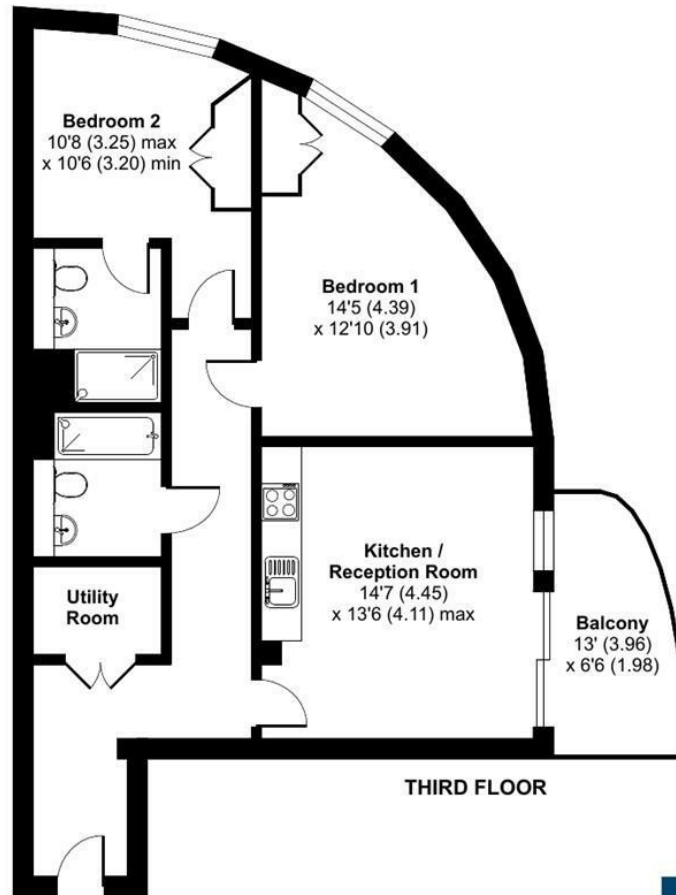
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. 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. Please note that in some instances the photographs may have been taken using a wide angle lens.



# Eclipse, Broad Weir, Bristol, BS1

Approximate Area = 793 sq ft / 73.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Hollis Morgan. REF: 1370498



TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk) | [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)

Hollis Morgan Property Limited, registered in England, registered no 7275716  
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

hollis  
morgan

---