

estate agents **auctioneers**

**hollis
morgan**



40 Anchorage, Wapping Wharf, Bristol, BS1 6UW
Offers In Excess Of £449,950

Hollis Morgan – A generously proportioned (930 Sq Ft) contemporary apartment with impressive water views located in the heart of the new and exciting WAPPING WHARF development which is surrounded by a diverse range of shops, restaurants and cafes. Allocated Parking. Chain Free.

- Anchorage
- 930 Sq Ft
- Water Views
- Immaculately Presented
- Two Double Bedrooms
- En Suite
- Secure Parking
- Juliet balcony

The Property

With spectacular far reaching views over Wapping Wharf's harbourside and the City beyond, this spectacular two bedroom luxury apartment is finished to a high standard and is located in the heart of one of Bristol's most exciting parts of the City.

This particular apartment is located on the first floor of this sought after development, which was constructed in 2015. It is spacious throughout and not only benefits from high end fittings but also truly impressive water views.

The kitchen boasts a huge range of storage in the matching gloss wall and base units which has been finished with low profile Corian style worktops and an under mounted stainless steel sink with mixer tap over. In addition, there is a range of fully integrated Bosch appliances such as; electric hob, oven & extractor, microwave as well as a fridge/freezer and dishwasher.

The remaining living space is open plan and provides plenty of space for a dining and a separate living area which take advantage of a full height window which frames the outlook and atmosphere over the harbourside below.

There are two well sized double bedrooms with the master further benefiting from impressive water views. walk in wardrobe and a fully tiled en suite which offers a large walk in shower cubicle with mains fed shower, basin, WC and heated towel rail.

The separate family bathroom is also fully tiled and provides a mains fed shower over the bath, basin, WC and heated towel rail.

Externally, the residents have the communal use of the quiet, landscaped courtyard and a secure allocated parking space is also included.

Location

Wapping Wharf has rapidly become a much-loved part of Bristol, reflecting the independent spirit for which Bristol has become famous. From sourdough pizzas to organic fruit and vegetables, and from freshly baked bread to specialist coffees, Wapping Wharf is home to a plethora of independent eateries, spanning everything from fine dining to street food. The neighbourhood is also a popular shopping hotspot, with a florist, jeweller's, art gallery and clothing shop among the array of places to explore. Visitors are truly spoil for choice with a barber's, yoga studio, massage and nail studio also based in this flourishing quarter. Gaol Ferry Steps, the tree-lined, pedestrianised route running through Wapping Wharf, has cafes, restaurants and shops located along either side, while CARGO brings together a range of independent traders housed within converted shipping containers. The area is located on the edge of Bristol's beautiful waterfront, with views across the glistening harbourside.

Other Information

Leasehold. Residue of 250 years.
Management Fee: Please refer to agent.

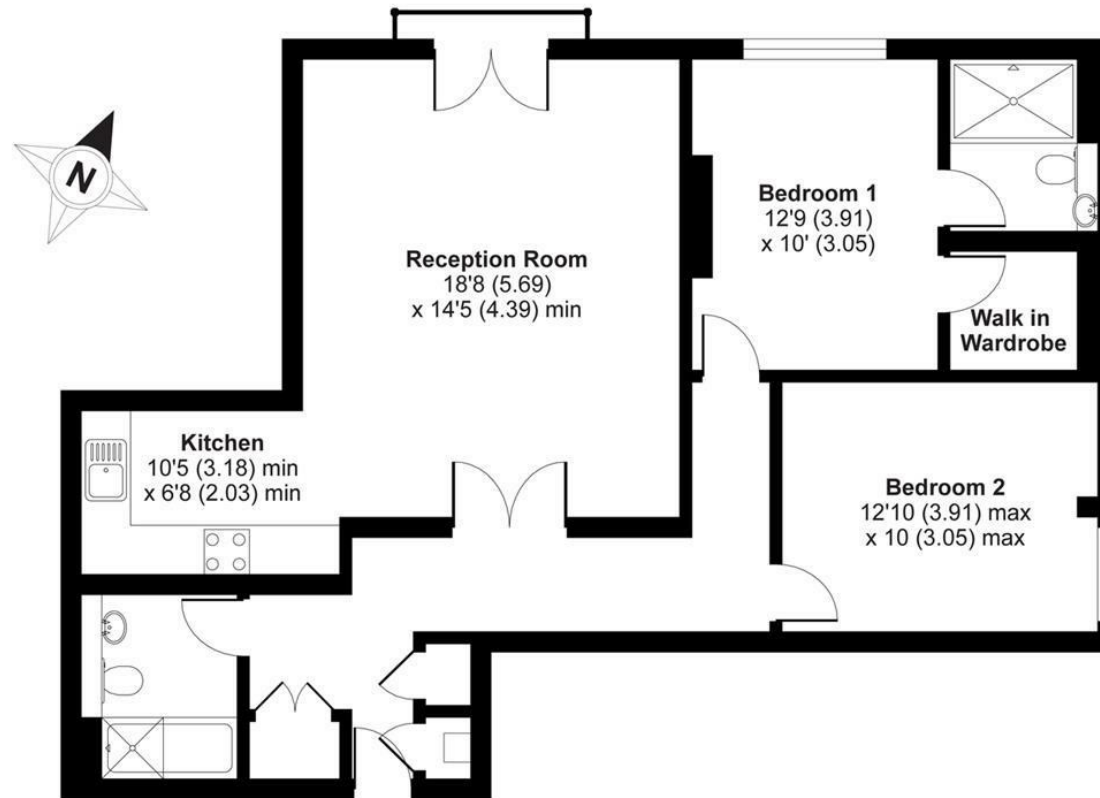
Please Note

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.



Anchorage, Bristol, BS1

APPROX. GROSS INTERNAL FLOOR AREA 930 SQ FT 86.3 SQ METRES



SECOND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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

www.hollismorgan.co.uk | 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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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