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**hollis
morgan**

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Apartment 3008, The Robinson Building Norfolk Place, Bedminster, Bristol, BS3
£210,000

Hollis Morgan - A stylish and well presented apartment located on the third floor of this popular and characterful development located in a popular Bristol suburb within easy walking distance to a range of amenities found on the nearby North Street.

- Period Characterful Conversion
- One Double Bedroom
- Open Plan Living
- Exposed Brickwork & Original Features
- Industrial Architecture
- Fantastic Location
- Lift Access

The Property

Originally dating from the late 1800's this former paper factory has been impressively converted into a number of characterful apartments. This spacious one double bedroom apartment is located on the third floor with a range of the original industrial features retained throughout.

The open plan living space is dominated by 2 large windows which flood the room with natural light whilst giving the exterior of the building its unmistakeable appearance. There is a range of red gloss wall and base units in the kitchen as well as electric hob and oven with extractor over, laminated work surfaces, stainless steel sink and integrated dishwasher and fridge.

A generous double bedroom also benefits from 2 characterful windows as well as built in wardrobes and finally a fully tiled modern bathroom completes the accommodation comprising mains fed shower over bath, basin, low level WC and heated towel rail.

Additionally, there is a good sized utility cupboard off the hallway as well as residents' bin and bike stores externally.

Location

The Robinson Building lies within the popular suburb of Bedminster. North Street is within walking distance and offers a wide variety of amenities including bars, pubs, cafes and independent retailers. Bristol City Centre and the Harbourside district is within a mile whilst there are also regular public transport links running from Bedminster to the Cabot Circus shopping complex which is approximately two miles away.

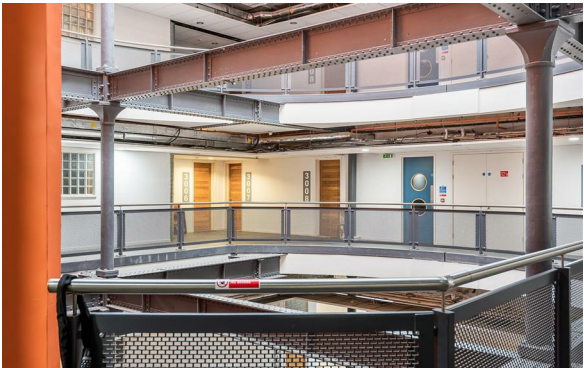
Other Information

Leasehold:
Management Fee: £146.14 per month
Ground Rent: £250 per annum

Council Tax Band: A

Please Note

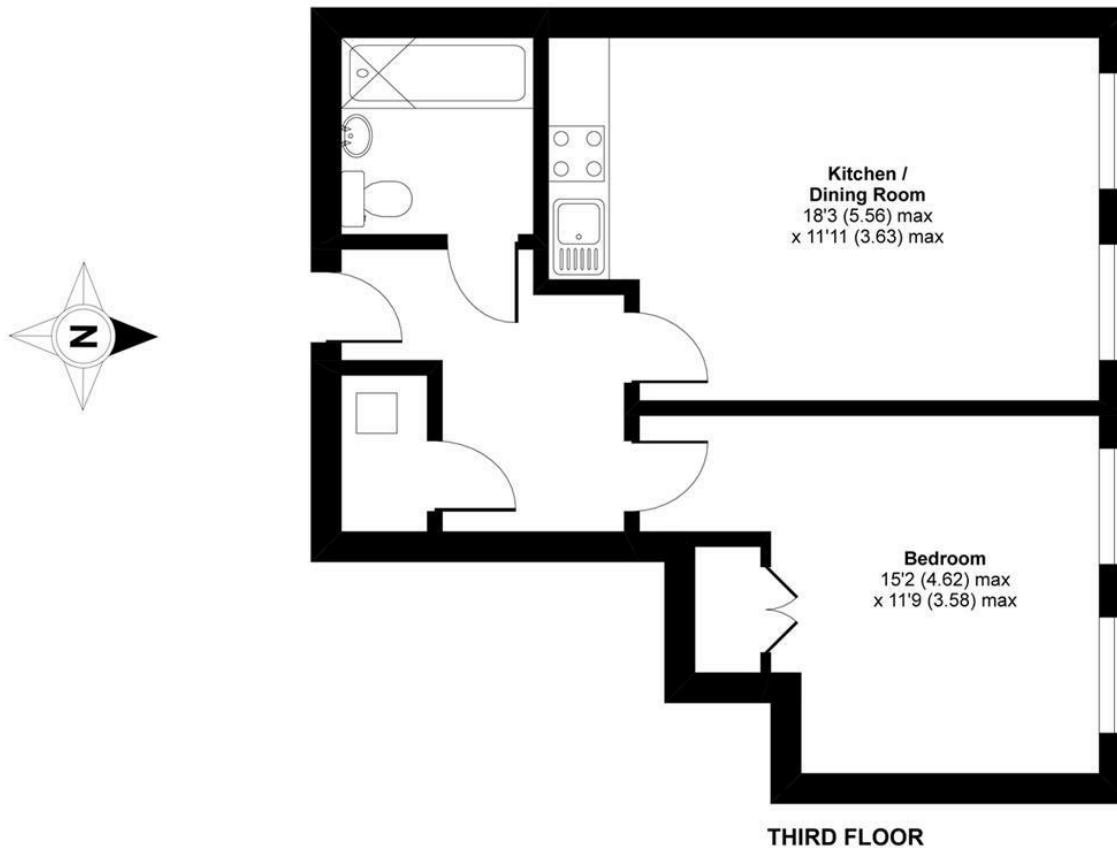
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Norfolk Place, Bristol, BS3

Approximate Area = 503 sq ft / 46.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2020. Produced for Hollis Morgan. REF: 665300

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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