

estate agents **auctioneers**

**hollis  
morgan**

Flat 6, Balmoral House Canons Way, Bristol, BS1 5LN

£220,000



A fantastic one bedroom apartment in the vibrant Harbourside with a large private terrace. Sold with no onward chain.

- Sought after Harbourside location
- Purpose Built Apartment
- Substantial terrace
- Ideal first time buyer purchase
- No Onward Chain

**The Property**

A beautifully presented one-bedroom first-floor apartment, ideally situated in a modern purpose-built development on Bristol's vibrant Harbourside.

This apartment offers contemporary open-plan living, with a bright and spacious lounge seamlessly flowing into a fitted kitchen, creating the perfect space for both relaxing and entertaining. Large doors open onto a generous, sun-filled balcony, providing an excellent extension of the living space and the ideal spot to enjoy your morning coffee or unwind in the evening.

The well-proportioned double bedroom also benefits from direct access to the balcony, allowing plenty of natural light to flood the room and creating a wonderful indoor-outdoor feel. The apartment is completed by a stylish bathroom and ample storage.

Perfectly positioned to enjoy everything Bristol's sought-after Harbourside has to offer, with its array of waterside restaurants, cafés, bars and cultural attractions just moments away, this superb apartment would make an ideal first-time purchase, city base or investment opportunity.

**Location - Harbourside**

Once a busy dock where sailors and merchants would trade goods and set sail for voyages of discovery, Bristol's Harbourside has undergone a huge transformation and is now an attractive, modern development with excellent amenities and access to the rest of the City. The area is alive with the buzz of Sunday markets, waterside restaurants and bars and a whole host of sports and activities including yachting, paddle boarding, and rowing. Millennium Square acts as a central hub, 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.

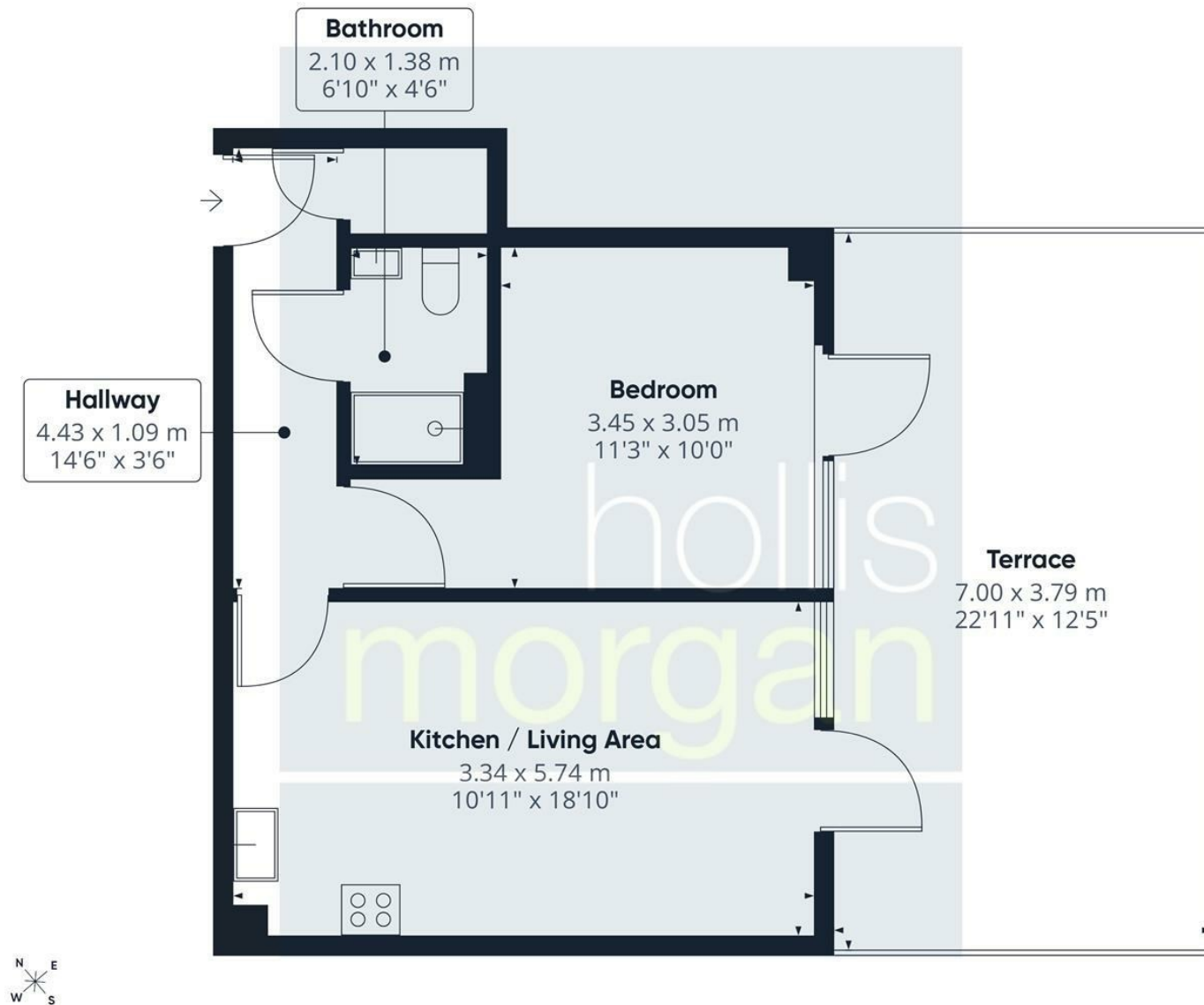
**Other Information**

Leasehold.  
Ground rent: £150 PA  
Management Fee: £195 PCM  
Council Tax Band: C

**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.





#### Approximate total area<sup>(1)</sup>

40.3 m<sup>2</sup>  
434 ft<sup>2</sup>

#### Balconies and terraces

26.4 m<sup>2</sup>  
284 ft<sup>2</sup>

(1) Excluding balconies and terraces

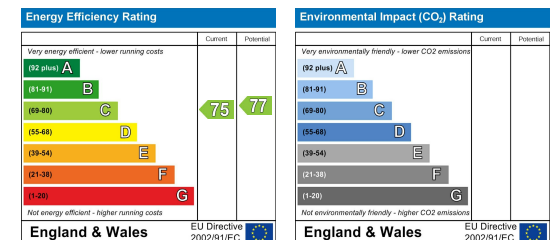
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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



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