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58 Anchorage Gaol Ferry Steps, Bristol, BS1 6UW

£425,000

A smart and modern 2 bedroom apartment with balcony positioned in the heart of Whapping Wharf.

- Two Bedrooms
- Open Plan Kitchen
- Balcony
- Two Bathrooms
- Allocated Parking
- No Onward Chain

The Property
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.

No 58 Anchorage is located on the uppers floors of this sought after development, which was constructed in 2015. It is spacious throughout and not only benefits from high end fittings but a private balcony which overlooks an impressive internal courtyard.

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 with French doors leading to a decked balcony.

There are two well sized double bedrooms with the master further benefiting from a built 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 spoilt 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: 250 years less 3 days from 1 December 2014
Ground rent: £300 pa
Management Fee: circa c £2,000 - £2,500 pa
Council Tax Band: D

Please Note

Approximate total area(1)

64.8 m²

697 ft²

(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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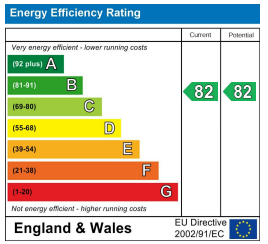

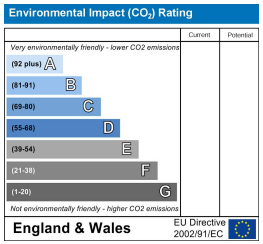

TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

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

hollis
morgan