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morgan**



Flat 9, Ropemaker Court, 11-12 Lower Park Row, City Centre, Bristol, BS1 5BN

Offers In Excess Of £350,000

This modern and spacious two 2 double bedroom apartment occupies the top floor of this impressive building which was newly refurbished in 2017 and provides fantastic location for all of Bristol's desirable amenities as well as benefiting from an allocated parking space behind a secure electric gate.

- Central Location
- 2 Double bedroom
- En suite Shower room and Family Bathroom
- Perfectly presented
- Secure allocated parking space
- Vaulted Ceilings

The Property

This modern and spacious 2 double bedroom apartment occupies the top floor of this impressive building which was newly refurbished in 2017 and provides fantastic location for all of Bristol's desirable amenities. It also benefits from an allocated parking space in a secure electric gated car park at the back of the building.

Entrance to the building is made via a well looked after hallway and staircase. The immaculately presented apartment is flooded with natural light. The bright and spacious reception room adjoined with a fully fitted kitchen offers ample space for dining as well as socialising. It has been fitted with engineered wood flooring throughout.

Both bedrooms are good sized doubles and are carpeted throughout with the master Bedroom benefiting from a large built in wardrobe a bright en suite with double shower cubicle.

The family bathroom is fully tiled with a mains shower over bath, basin, low level WC and heated towel rail.

Location - City Centre

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: Residue of 250 years from 2017

Management Fee: £1,200 per annum - This property is management by HML Management

Council Tax Band: D

Please Note

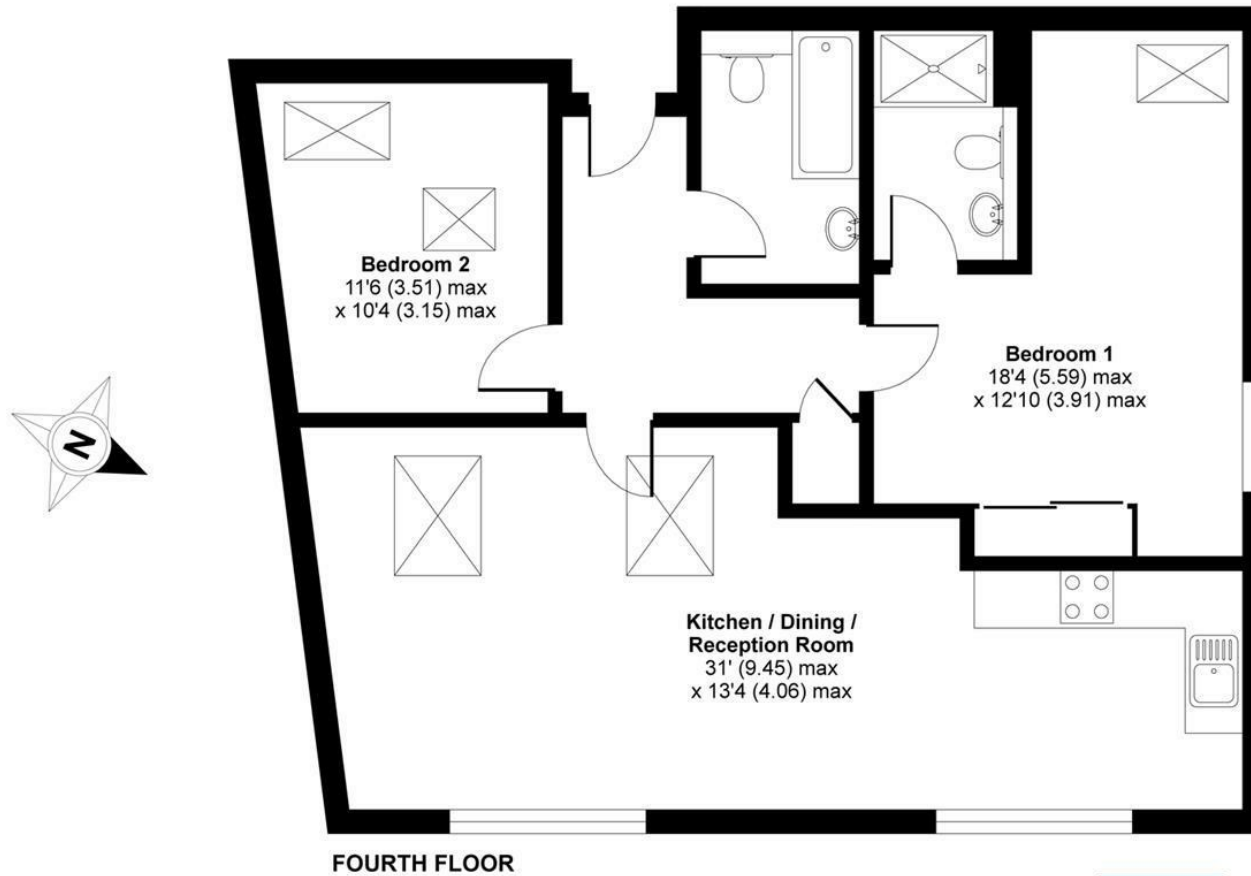
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Lower Park Row, City Centre, Bristol, BS1

Approximate Area = 856 sq ft / 79.5 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 2021. Produced for Hollis Morgan. REF: 779153



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

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

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Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	78		
	78		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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