

estate agents **auctioneers**

**hollis
morgan**



604, Number One Lewins Mead, City Centre, Bristol, BS1 2NJ

£400,000

An outstanding apartment situated within a luxury city centre building, including a concierge service, roof top garden and gym.

- Luxury building
- Concierge service
- Roof top garden oasis
- Gym
- Private Balcony
- Modern Apartment
- Two double bedrooms
- Open plan layout

The Property

Upon stepping into the building, residents are warmly welcomed by an elegant lobby where the attentive concierge stands ready to assist. Ascending via lift to the 6th floor, the apartment awaits, promising a lifestyle of sophistication and comfort.

Inside, the residence unfolds with a luminous living kitchen area characterised by its versatile open-plan layout, whilst benefiting from a sleek, contemporary kitchen equipped with appliances, while the adjoining space offers ample room for relaxed gatherings, enhanced by floor-to-ceiling windows and access to a private balcony.

The accommodation further impresses with two generously proportioned double bedrooms, each boasting built-in wardrobes and seamless access to the expansive balcony spanning the length of the property. Notably, the master suite boasts an en-suite bathroom, complemented by a family bathroom serving the remainder of the home.

Beyond the confines of the apartment, residents are treated to exceptional communal features, including an enchanting rooftop garden adorned with al fresco seating areas and tranquil water features, offering a serene escape from the city bustle. Additionally, a high quality gym awaits on the first floor, providing residents with the ultimate convenience and well-being.

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.: circa 991 years remaining
Management Fee: circa £210 pcm
Ground rent: £250 pa

Council Tax Band: D

Please Note

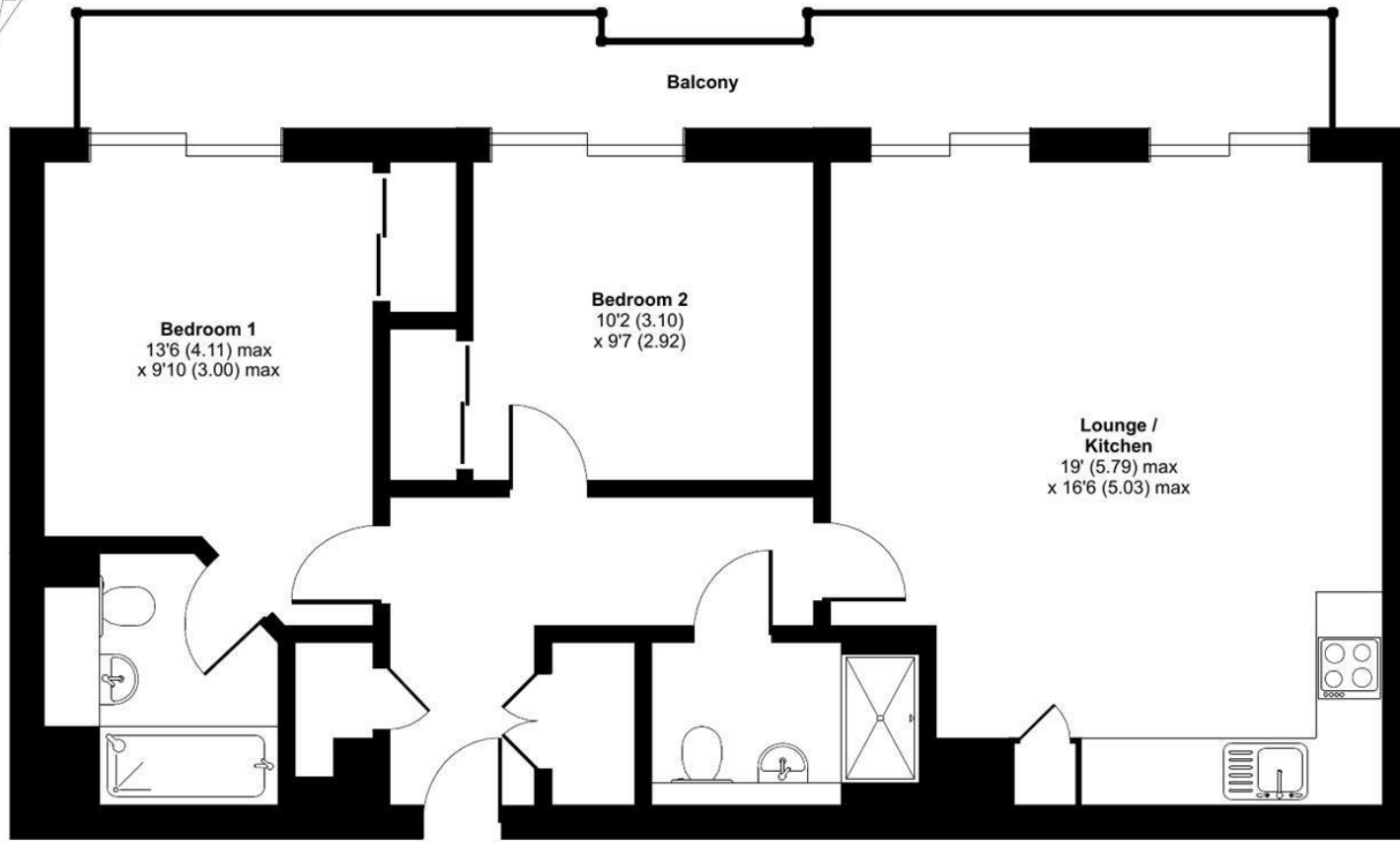
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Number One Bristol, Lewins Mead, Bristol, BS1

Approximate Area = 766 sq ft / 71.2 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). © n̄cheom 2024. Produced for Hollis Morgan. REF: 1123098



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
83	83
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
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