

estate agents **auctioneers**

**hollis  
morgan**



36, Weare Court Canada Way, Bristol, BS1 6XF

£395,000

An immaculately presented and highly practical duplex apartment with private access, parking and garden.

- Private Entrance
- Allocated Parking Space
- Garden with Side Access
- Two Double Bedrooms
- Low Maintenance
- No Onward Chain
- Residents Parking

#### The Property

This immaculate and highly energy efficient two story property offers amazing house like accommodation set over two floors with a charming garden.

Via a private entrance the hallway beckons you into a light and airy lounge complete with dining area and French doors which provide access to rear garden. Situated parallel is well appointed and highly practical kitchen comprising range of matching wall and base units, sink with instant boiling tap, laminated work surfaces with tiled splash backs, integrated fridge freezer and electric over with ceramic hob and extractor.

To the first floor two bedrooms can be found, both of which comfortable double rooms with built in wardrobes. The bathroom has been tastefully finished and fully tiled with sink, W.C, wash basin and large mains fed shower. There is also the added benefit of a large airing cupboard on the landing.

To the outside is a charming rear garden complete with raised decked area, flower borders and side access. The property prospers further from a private parking space.

#### Location

Ideally situated on Spike Island, a scenic quarter of the waterfront which is a stone's throw away from Bristol's best shops, cafes, bars, restaurants and nightlife. This property offers convenient access to Whapping Wharf, Bristol Temple Meads Station, Broadmead and Cabot Circus shopping centre. This split level apartment represents a fantastic opportunity for both owner-occupiers and buy-to-let investors.

#### Other Information

Leasehold - Residue of 999 years.  
Management Fee: TBC

Council Tax Band: TBC

#### Please Note

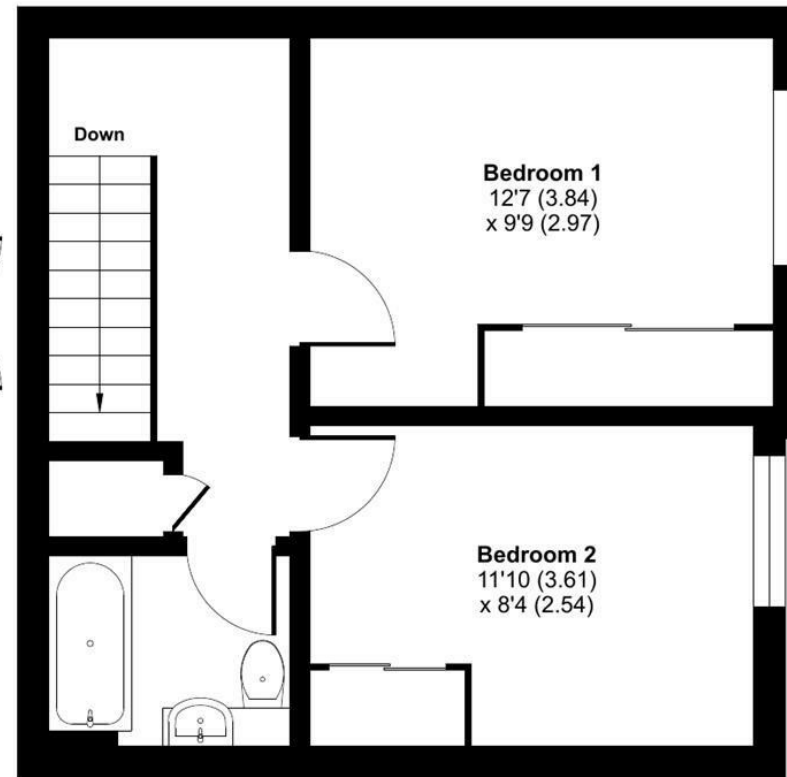
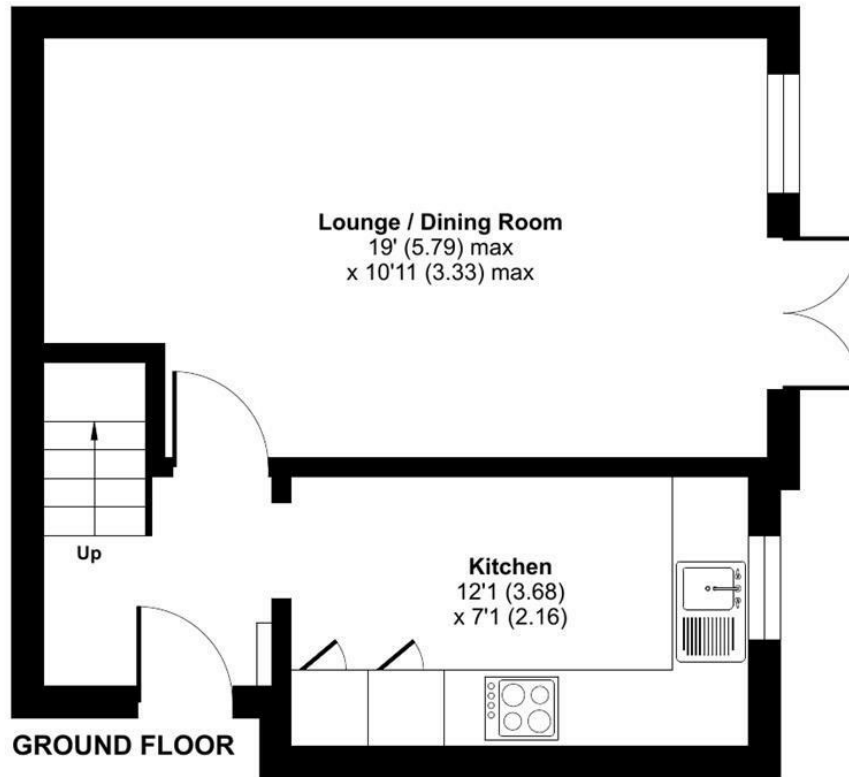
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# Weare Court, Canada Way, Bristol, BS1

Approximate Area = 688 sq ft / 63.9 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: 1177321



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

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