

estate agents **auctioneers**

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morgan**



33 Wilder House Wilder Street, St Pauls, Bristol, BS2 8PH

Offers In Excess Of £300,000

A stylish and well positioned modern apartment just moments from the vibrant Gloucester Road and Bristol City Centre.

- Highly Convenient Location
- Two Double Bedrooms
- Modern Purpose-Built Development
- 5th Floor
- Fantastic Views
- Secure Allocated Parking
- Bike Storage
- Open Plan
- Lift
- Moments from Independent Shops & Cafes

#### The Property

Wildier House is a modern purpose-built development situated in a highly convenient location, surrounded by a wealth of nearby amenities. Only five years old the building upholds an excellent standard and attention to detail with the interior specifications. Located on the 5th floor the property benefits from bright and airy rooms as well as far stretching views across Bristol.

Upon entry you are greeted by an entrance hallway which leads through to the living portion of the property, the impressive space provides an open plan kitchen/living arrangement. The kitchen has been elegantly designed with contemporary colour themes and under cabinet downward spotlights, it also benefits from integrated appliances such as oven, induction hob, dishwasher, and fridge/freezer. The opposite side of the room hosts space for a flexible living layout whilst capturing the colourful scenery of Bristol from a large window.

Accommodation within the property comprises of two double bedrooms, the master en-suite room is generously proportioned in size whilst including built in wardrobes. The en-suite consists of a large walk-in shower, and fitted with a high quality Villeroy & Boch sanitary ware. Adjacent is the second bedroom which can fit a double bed or provide an excellent home office/study. Lastly, the family bathroom is beautifully presented with a stylish 3-piece suite and attractive tiles.

Additional components of the property include a large storage cupboard, secure bike storage and allocated parking for one car behind private gates.

#### Location

Wildier Street is ideally positioned for access to Cabot Circus with its comprehensive range of high quality stores and individual shops literally across the road, and Bristol Bus Station, Bristol University, and the Bristol Royal Infirmary only a short walk away.

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.

#### Further Information

Tenure - Leasehold  
Years Remaining - 245  
Management Company - Bath Leasehold Management  
Management Fee - £143 PM  
Ground Rent - £268 PA

#### Please Note

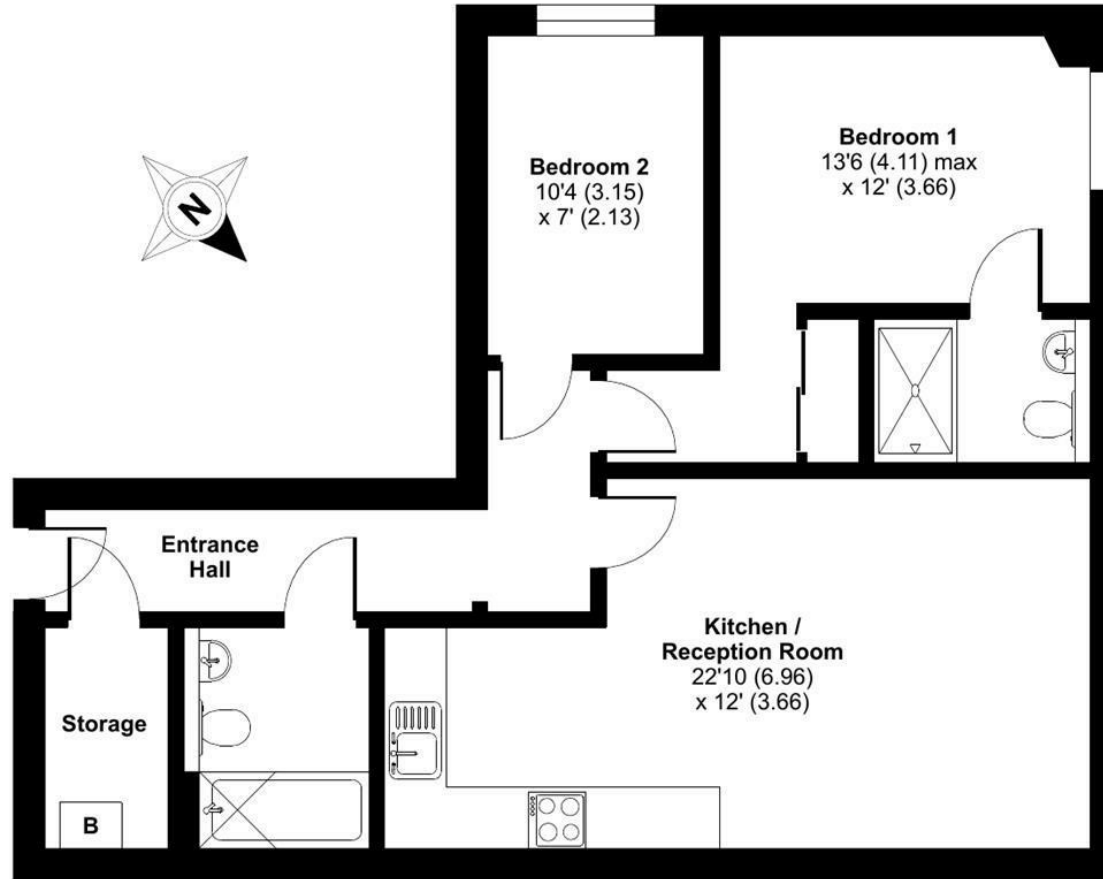
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# Wilder House, Wilder Street, Bristol, BS2

Approximate Area = 670 sq ft / 62.2 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Hollis Morgan. REF: 1036667



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

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