

estate agents **auctioneers**

**hollis**  
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121 Deanery Road, Harbourside, Bristol, BS1 5QH

£285,000

A smart and well appointed modern apartment with City Views.

- Modern Apartment
- Open Planing Living Area
- Generous Balcony
- Three Piece Bathroom Suite
- Good Decorative Order
- Central Location
- No Onward Chain

### The Property

The property occupies one of the upper floors of a sought after and extremely well-located purpose development, the apartment benefits from an open plan living area with fitted kitchen and integrated appliances. The lounge area offers a full height glazed window with door leading to an impressive balcony which offers fine views. The bedroom area is practically appointed with space for freestanding furniture and an integrated wardrobe. Storage cupboards have also been cleverly positioned off the entrance hall. A modern three-piece bathroom suite completes the internal footprint.

### Location - Harbourside

Once a busy dock where sailors and merchants would trade goods and set sail for voyages of discovery, Bristol's Harbourside has undergone a huge transformation and is now an attractive, modern development with excellent amenities and access to the rest of the City. The area is alive with the buzz of Sunday markets, waterside restaurants and bars and a whole host of sports and activities including yachting, paddle boarding, and rowing. Millennium Square acts as a central hub, 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. 250 years from 03/06/2000

Ground rent: £437.84

Management Fee: £145.1 pcm

Council Tax Band: C

### Please Note

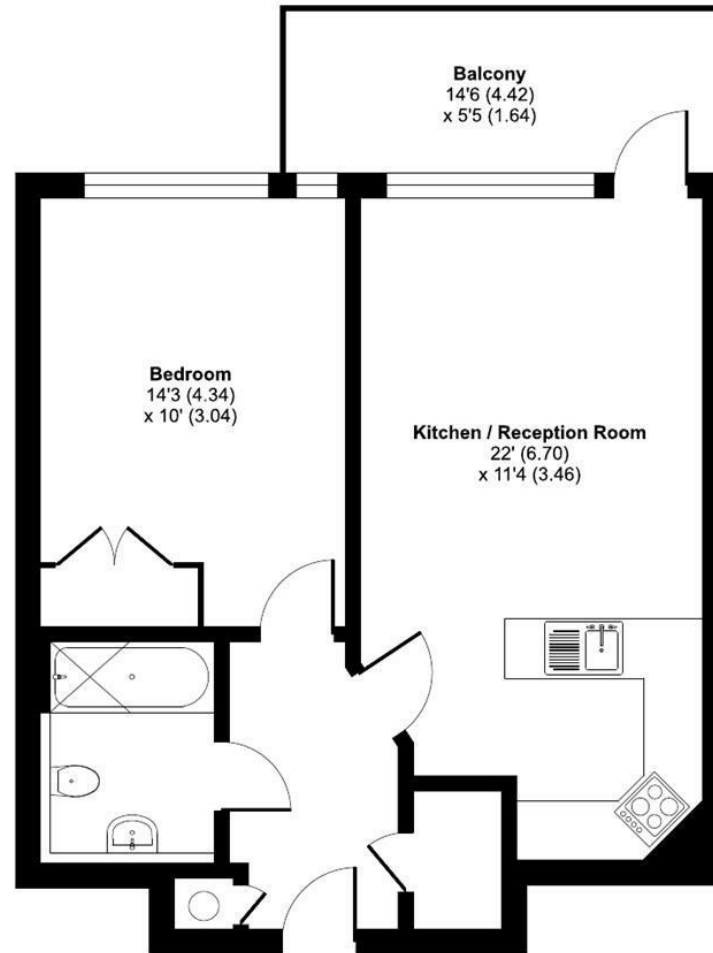
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# Deanery Road, Bristol, BS1

Approximate Area = 509 sq ft / 47.2 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Hollis Morgan. REF: 1354557



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| Energy Efficiency Rating                                                                                                                                                                                                                                                       |           | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                       |           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Current                                                                                                                                                                                                                                                                        | Potential | Current                                                                                                                                                                                                                                                                                                              | Potential |
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p> |           | <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |           |
| 82                                                                                                                                                                                                                                                                             | 82        |                                                                                                                                                                                                                                                                                                                      |           |
| England & Wales                                                                                                                                                                                                                                                                |           | England & Wales                                                                                                                                                                                                                                                                                                      |           |
| EU Directive 2002/91/EC                                                                                                                                                                                                                                                        |           | EU Directive 2002/91/EC                                                                                                                                                                                                                                                                                              |           |

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