

estate agents **auctioneers**



8, Portland View Dean Street, Bristol, BS2 8FE

£365,000

Hollis Morgan - A beautifully presented top floor, three bedroom apartment (770sq ft) situated close to the historic Portland Square and within walking distance of Cabot Circus, with an array of designer outlets, coffee shops and restaurants. Chain free.

- Modern Purpose Built Development
- Top Floor Apartment
- Three Bedroom
- Bright and Spacious
- Open Plan Living
- En Suite
- Fantastic Location
- Chain Free

#### The Property

This spacious and modern apartment is located on the top floor of this recent purpose built development, situated a few yards from the popular and attractive Portland Square and within very easy reach of the City Centre, Cabot Circus, Temple Meads train as well as Bristol Uni and the BRI.

The open plan living space is generous in size and bright thanks to a full height window.

The kitchen consists of a range of white gloss wall and base units, laminated work surfaces and stainless steel sink. In addition, there is a range of integrated appliances including electric hob, oven, extractor hood and fridge freezer.

All three bedrooms have built in wardrobes and large floor to ceiling windows with the master bedroom further benefitting from an en-suite shower room.

A tiled family bathroom completes the accommodation and provides a mains fed shower over bath, basin, low level WC and heated towel rail.

Constructed only 8 years ago, the property and building is still in fantastic condition throughout and has the added benefit of the remainder of the original 10 year new homes warranty.

#### Location

Dean 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.

#### Other Information

Leasehold. Residue of 250 years remaining

Ground Rent: £290 per annum

Management Fee: £110.11 pcm

Management Company: Block Management

Council Tax Band: A

#### Please Note

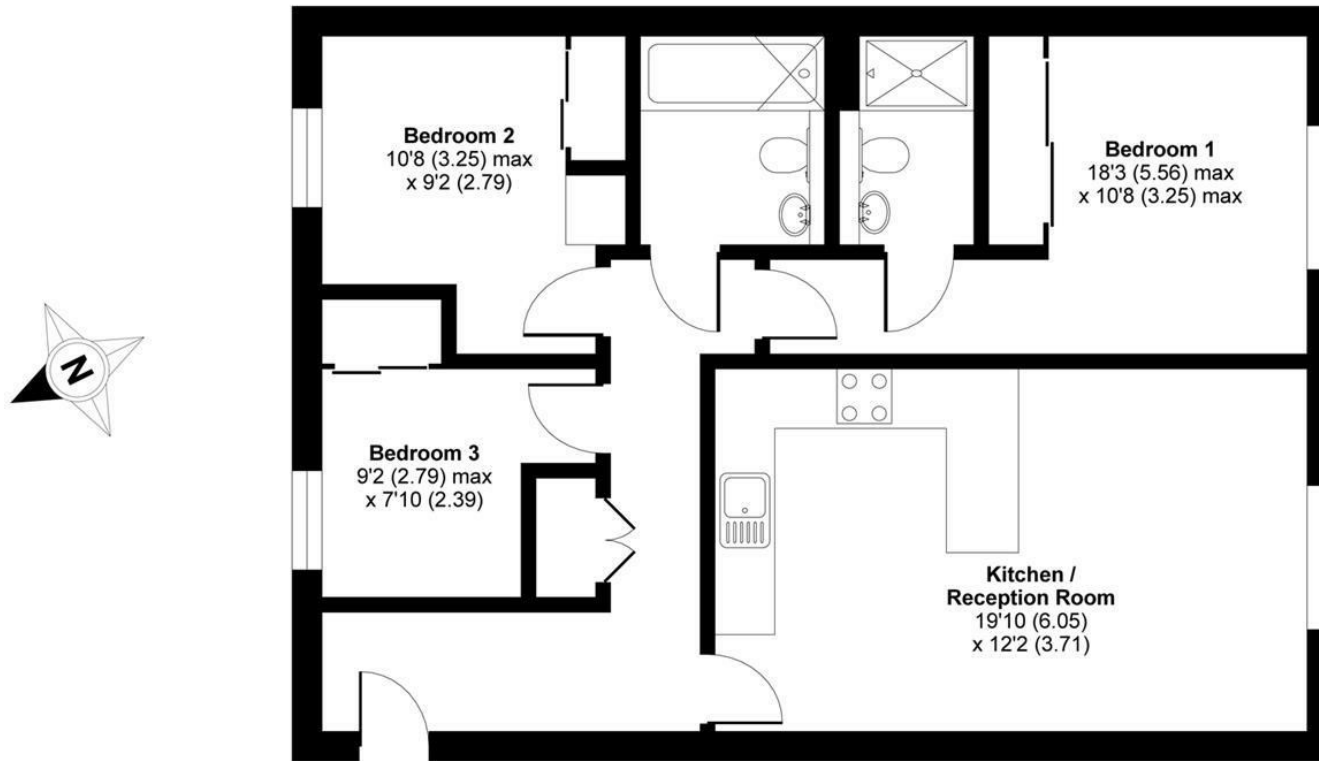
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# Dean Street, Bristol, BS2

Approximate Area = 770 sq ft / 71.5 sq m

For identification only - Not to scale



**FOURTH FLOOR**



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: 725180



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
79	79		

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England & Wales EU Directive 2002/91/EC

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