

estate agents **auctioneers**

**hollis
morgan**

Flat 183, Eclipse Broad Weir, Bristol, BS1 3DH
£250,000



A well located upper floor apartment with balcony and fine views

- Iconic Apartment Block
- Spacious Apartment
- Open plan Kitchen/Reception room
- Superb transport links
- Modern Apartment
- Large balcony
- Impressive city views
- Chain free

The Property

The Eclipse is an exclusive city centre development combining modern lifestyle and comfort.. This landmark building located above Harvey Nichols is surrounded by one of the most contemporary, exhilarating and bustling environment. Accommodation includes a large private balconyaccessible both from the living area and bedroom with eighth floor views over the city, a double bedroom, a tiled three piece bathroom suite and an open plan living space and kitchen which includes custom designed units with high gloss lacquered door fronts, laminate worktops and stainless steel sink with mixer tap. The apartment offers plenty of storage space in the hallway and litchen area. The apartments are arranged from 1st to 13th floor levels and situated above Harvey Nichols, a flagship store amid the £500 million Cabot Circus regeneration showcase.

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.
Management Fee:

Council Tax Band:

Please Note

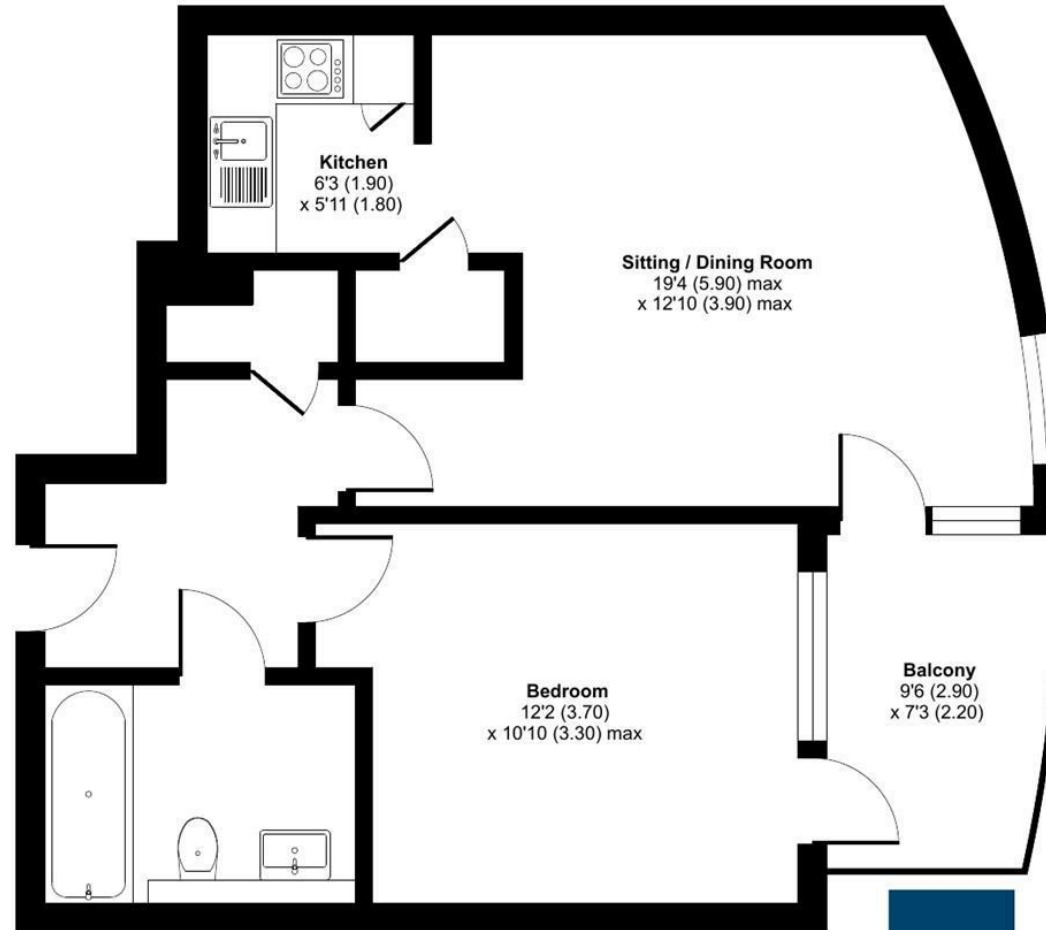
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.



Eclipse, Broad Weir, Bristol, BS1

Approximate Area = 557 sq ft / 51.7 sq m

For identification only - Not to scale



NINTH FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Hollis Morgan. REF: 1148752



TEL | **0117 933 9522** | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered no 7275716
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

Energy Efficiency Rating	
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	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
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	EU Directive 2002/91/EC

hollis
morgan