707, 51.02 St. James Barton, City Centre, Bristol, BS1 3LL

£295,000

Hollis Morgan - An incredibly SPACIOUS (1315 sq ft) two double bedroom PENTHOUSE apartment in this modern City Centre development. Allocated PARKING. Concierge Service. Chain Free

- Increadibly Spacious Penthouse Apartment
- Two Large Double Bedrooms
- En Suite
- Large Private Roof Terrace
- Southerly Views
- Allocated Parking
- Concierge Service
- Chain Free

The Property
Located on the 7th floor of this landmark building within the City Centre, this penthouse apartment is deceivingly spacious (1315sq ft) and has the added advantage of a large private terrace which benefits from far reaching southerly views over the city.

The open living space in particular is very large and measures approx. 31 feet in length. As a result, there is comfortably enough space to accommodate living and dining areas and the kitchen is as equally generous in size.
Large double glazed windows span the length of this impressive space which flood the room with natural thanks to the southerly aspect and double doors provide access to the roof terrace.
A new modern kitchen has been fitted in recent years which has been finished to a very high standard. There is ample cupboard and worktop space, an under-mounted stainless steel sink with mixer tap over as well as a range of integrated appliances which include; NEFF electric hob, oven and extractor, fridge / freezer, washing machine and dishwasher.

Both bedrooms are very well proportioned with the master further benefiting from an en-suite shower room and dressing area with built in wardrobes as well as a number of full height double glazed windows and access to the terrace.
A fully tiled family bathroom completes the accommodation and comes equipped with a mains fed shower over bath, basin, WC and heated towel rail.

In addition there is plenty of internal storage cupboards and there is a secure allocated parking space as well as a concierge service.

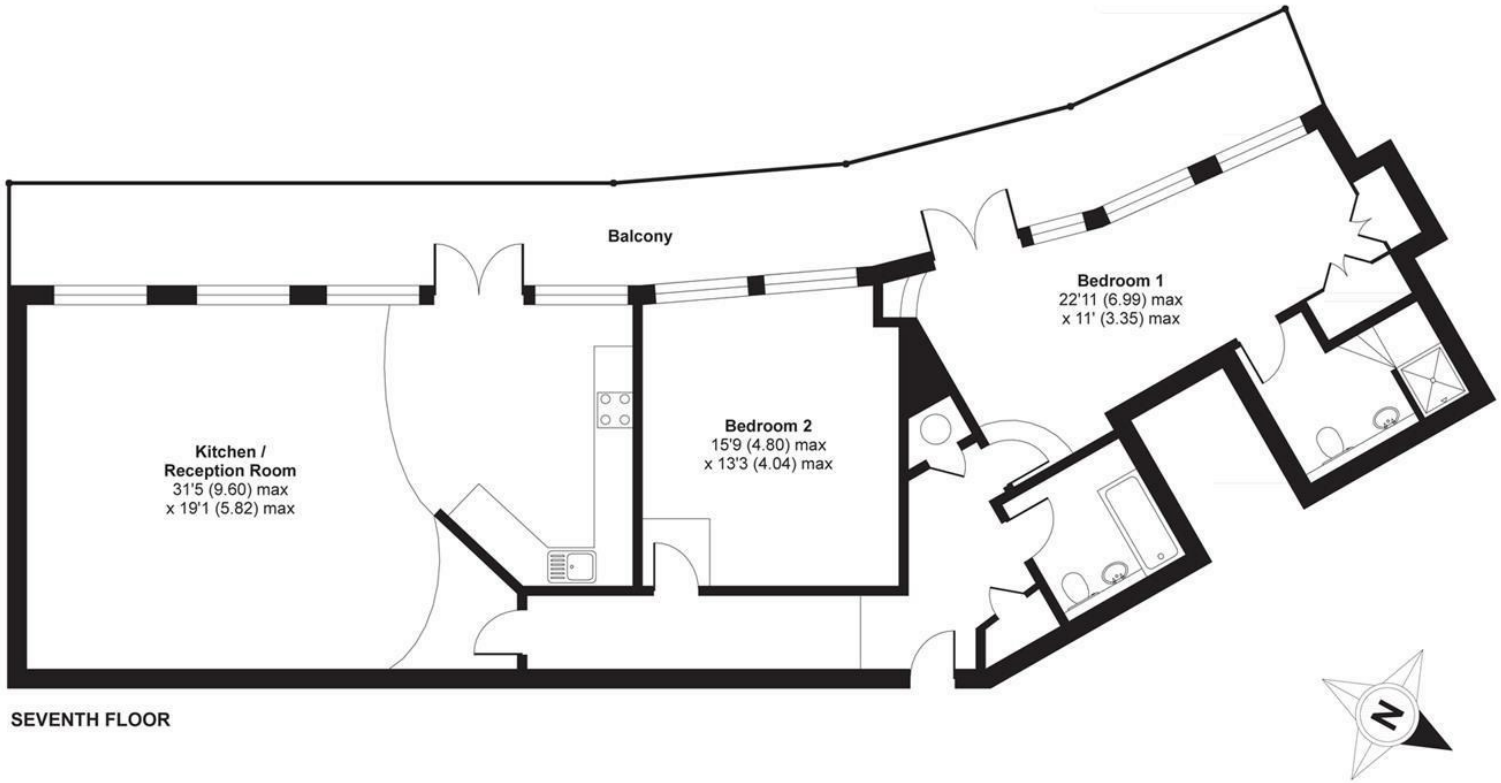
Location
The Centre is the heart of the City with constant action on offer from the Hippodrome and Colston Hall, Bristol Shopping Quarter at Cabot's Circus to the characterful Christmas Steps, Corn Street and St Nicholas Market. Nearby Millennium Square acts as a gateway to the neighbouring harbourside 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 999 years
Management Fee: £4,638 pa (includes water)
Ground Rent: £150
Council Tax Band: D

Please Note
We endeavour to make our sales details accurate and reliable 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. 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.

St. James Barton, Bristol, BS1

APPROX. GROSS INTERNAL FLOOR AREA 1315 SQ FT 122.1 SQ METRES



SEVENTH FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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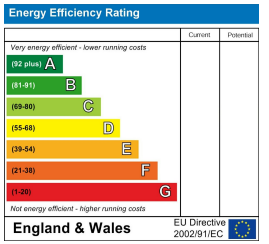

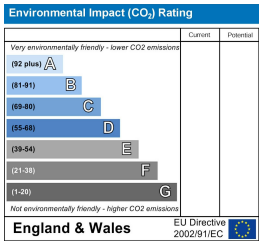

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