estate agents auctioneers

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5, Landmark Court Caledonian Road, Harbourside, Bristol, BS1 6JL

£499,950

With fantastic Harbourside views, this bright and spacious 2 double bedroom modern apartment with GARAGE & BALCONY is located on the waters edge and within easy walking distance of a superb variety of amenities.

- Two Double Bedrooms
- Fantastic Harbourside Views
- Private Balcony
- Located on The Waters Edge
- Spacious Open Plan Living Space
- En Suite to The Master Bedroom
- Gas Central Heating
- Allocated Single Garage
- Lift Access
- Chain Free

The Property
This 2 double bedroom apartment benefits from sensational views down the harbour toward Wapping Wharf and is situated quite literally on the waters edge.

The modern block has been designed to take advantage of the superb outlook and the living space is orientated with this in mind.
The large dual aspect open plan living space boasts an entire floor to ceiling wall of glass which overlooks the water with direct access to an impressive private balcony.
The modern fitted kitchen provides plenty of storage and work surfaces as well as a gas hob, electric oven, extractor, stainless steel sink & drainer as well as integrated fridge freezer and plumbing for washing machine.

Both bedrooms are good doubles with built in wardrobes and the master further benefits from an en suite shower room.

The main bathroom is partly tiled and provides a mains fed shower over the bath, basin, WC and heated towel rail.

In additional, there are a couple of good storage cupboards in the hallway.

Location
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. Residue of 999 years
Management Fee: £225 pcm
Ground Rent: £100 per annum

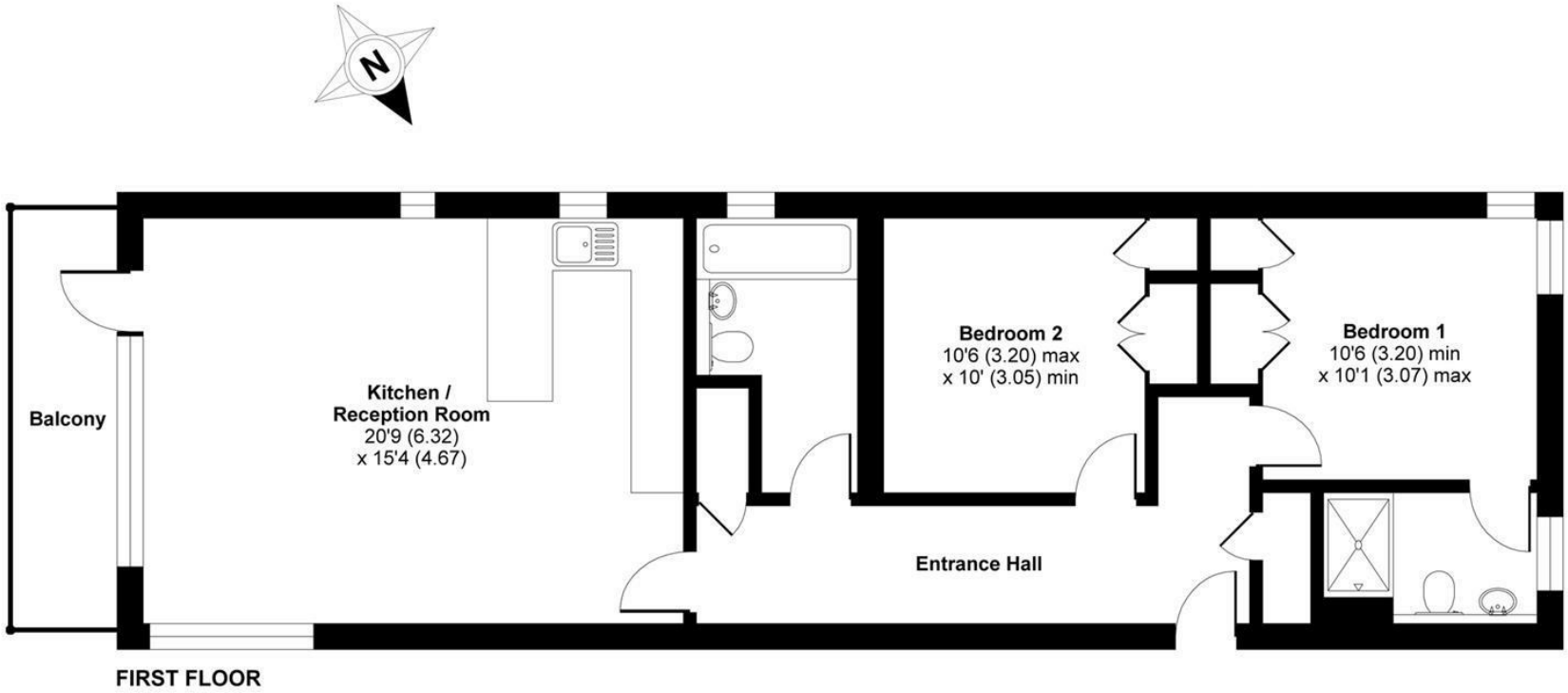
Council Tax Band: E

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.

Landmark Court, Caledonian Road, Bristol, BS1

Approximate Area = 826 sq ft / 76.7 sq m

For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Hollis Morgan. REF: 760928

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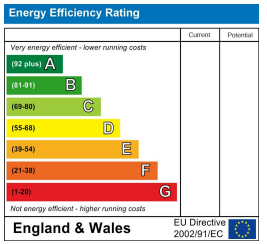

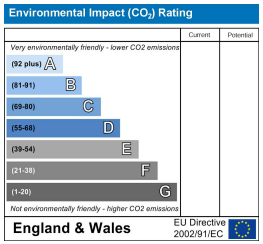

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