Flat 11 The Atrium, 60 Redcliff Street, Redcliffe, Bristol, BS1 6LS

Offers In Excess Of £335,000

A stylish two bedroom apartment filled with original features located on the ground floor of this stunning Grade II Listed converted former tobacco factory in the heard of Redcliffe. The property also has the benefit of an allocated parking space and is available with no onward chain.

- Characterful Apartment
- Grade II Listed Building
- Ground Floor Apartment
- Two Double Bedrooms
- High Ceilings
- Original Industrial Features
- Fantastic Location
- Allocated Parking Space
- No Onward Chain

The Property
This stunning two bedroom apartment is located on the ground floor of this imposing and elegant converted Grade II Listed former tobacco factory which dates from circa 1883.

The property has thankfully retained much of its original industrial character and showcases beautiful windows and exposed brickwork throughout the flat as well as a stunning glazed atrium for the stunning communal entrance.

The flat itself is bright and spacious and provides a large sociable living space with semi separate kitchen. Two large industrial windows bathe the room in plenty of light. The modern fitted kitchen consists of plenty of storage units and workspace as well as separate sink and drainer, electric hob, oven, extractor hood, tiled splashbacks and surrounds as well as an integrated dishwasher and washing machine.

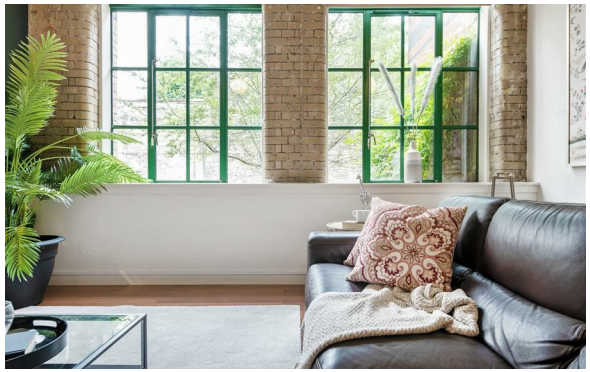
Both bedrooms are generous rooms with the master also benefitting from built in wardrobes and finally there is a full tiled bathroom with mains fed shower over bath, basin, low level WC, heated towel rail and also a spacious airing cupboard.
In addition the property benefits from an allocated parking space in a secure carpark.

Location
The apartment is located close to the City Centre, Temple Meads, Cabot Circus and the harbour side attractions with various pubs, bars and restaurants including Bordeaux Quay which is within a few minutes walk. Bristol University and Royal Infirmary are within 2 miles. Bristol City Centre 0.1 miles. Clifton village 1.9 miles. Park Street 0.8 miles. Bristol Temple Meads 0.7 miles

Other Information
Leasehold. Residue of 999 years.
Management Fee: £187 pcm

Council Tax Band: C

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.



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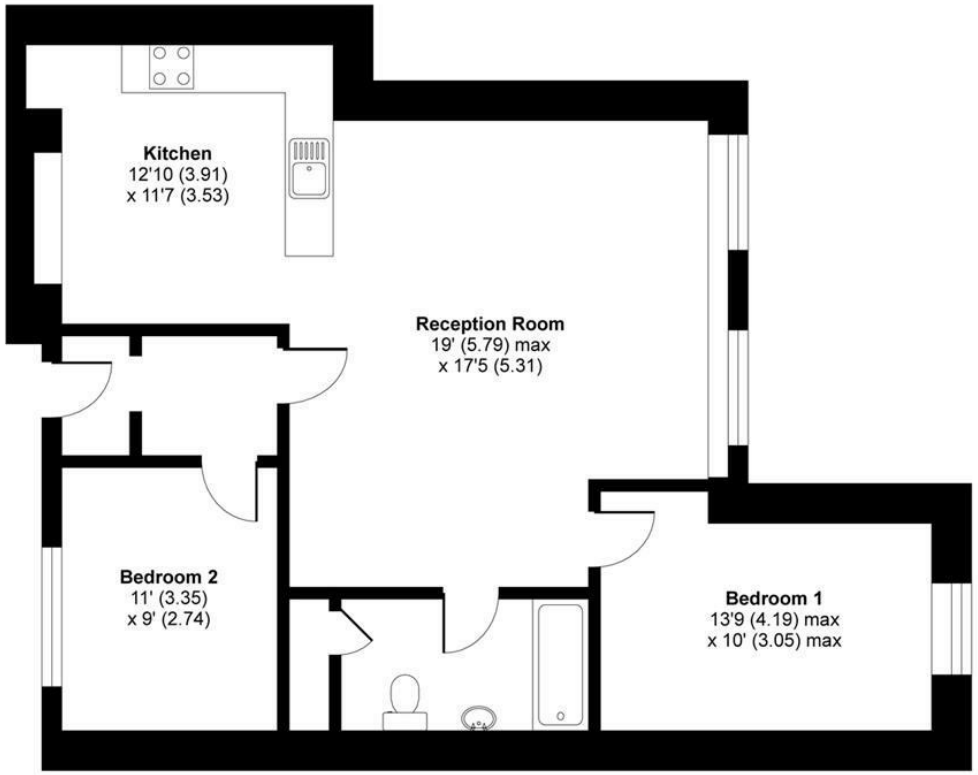
Approximate Area = 822 sq ft / 76.4 sq m

For identification only - Not to scale



GROUND FLOOR

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: 762451

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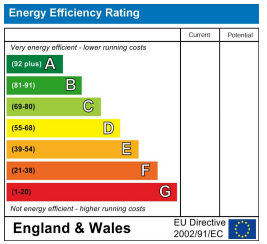

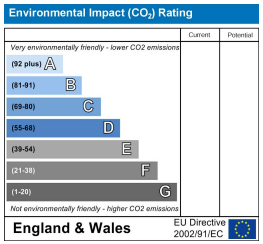

TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

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

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