

estate agents **auctioneers**



Flat 641, Horizon Broad Weir, City Centre, Bristol, BS1 3DJ

£339,950

HARVEY NICHOLSON

Hollis Morgan- A stunning penthouse apartment with three bedrooms and large roof terrace- sold with vacant possession on behalf of LPA receivers.

- For Sale By Public Auction
- Wednesday 15th April 2015
- All Saints Church, Clifton, BS8 2HY
- [www.hollismorgan.co.uk](http://www.hollismorgan.co.uk)
- Legal packs via our website
- APRIL 2015
- No.1 auctioneers in the region
- Now taking lots for June
- Free no obligation valuation
- The only choice for selling by auction!

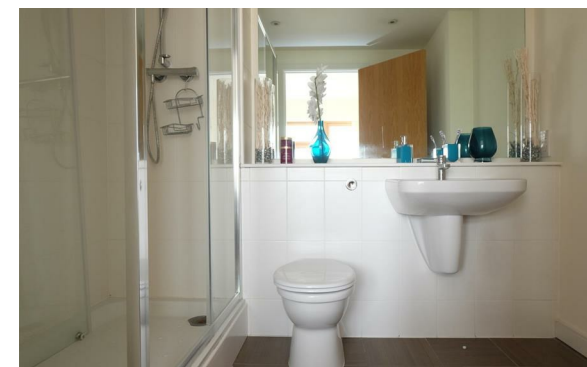
#### THE PROPERTY

A rare opportunity to purchase a Penthouse apartment in the popular Horizon development which overlooks Bristol's new Cabot Circus shopping development. Accommodation includes a wrap around private roof terrace/balcony, three double bedrooms, a modern family bathroom and additional en suite shower room. The modern living space is open plan with the kitchen which includes custom designed units with high gloss lacquered door fronts, laminate worktops and stainless steel sink with mixer tap. Residents also have the benefit of an extensive communal terrace garden providing a green oasis amid the cityscape. Parking option available.

\*\*\* SOLD BY AUCTION IN 2015 \*\*\*

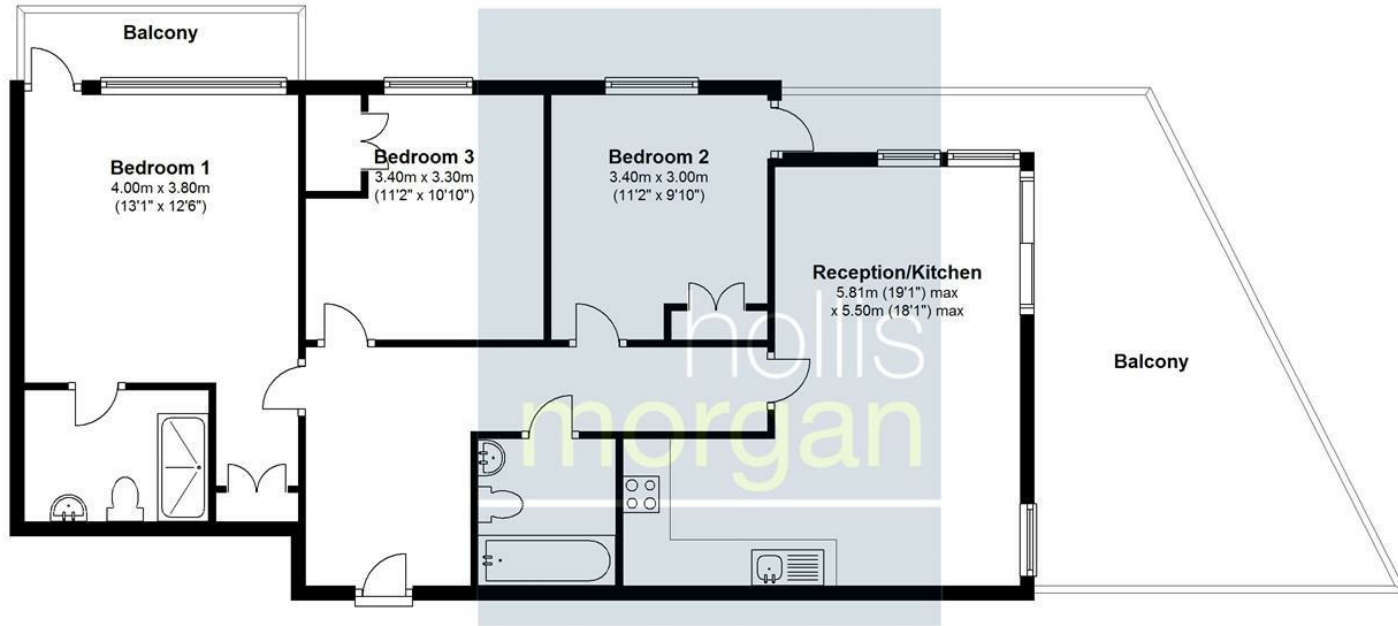
#### LOCATION

Broad Weir lies within the heart of the Cabot Circus Retail complex. A wide range of well known retailers, affluent bars, pubs, cafes and restaurants are all within close proximity. Bristol Temple Meads is also within walking distance.



### Flat 641 Horizon

Approx. 87.0 sq. metres (936.4 sq. feet)



Total area: approx. 87.0 sq. metres (936.4 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.

Floorplan Produced by Westcountry EPC  
Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

hollis  
morgan