



## A centrally located two bed flat with outstanding Harbourside views

**The Quays, Cumberland Road, Bristol, BS1**

Leasehold (976 years remaining)

savills



First floor apartment with outstanding, panoramic views • Open-plan and lateral living throughout • Two bedrooms of a good size with integrated wardrobe space • A modern shower room • Private Juliette balcony • Off street parking for 1 car plus secure bike storage • Prime waterfront location • No onward chain

#### Local Information

The Quays is located right on the harbourside within short walking distance to all the amenities and attractions of Wapping Wharf, The SS Great Britain and The M Shed. It is ideally located for those wanting exceptional waterfront views and proximity to the city centre, Harbourside and Temple Meads.

#### About this property

Situated on the first floor of this sought after complex, this two bedroom apartment offers open-plan living in a prime central location with exceptional harbourside views.

The spacious entrance hall with intercom and wooden laminate flooring leads through to a spacious and light living room of a good size with spotlights, double doors and a Juliette balcony offering panoramic views spanning from the M Shed on the right side all the way around to the SS Great Britain on the left. There is a real sense of living in the heart of all the buzz and vibrancy Bristol Harbour has to offer. All the attractions of the harbourside are literally on the doorstep.

Adjoining the living room is an open-plan kitchen / dining room with ample space for dining for at least 6 people. The U-shaped kitchen offers integrated appliances including Hotpoint

dishwasher, fridge / freezer, wine rack, AEG oven and Neff ceramic hob (part electric part gas) and washer/dryer. The oven is new and still under warranty. There is ample draw and cupboard space.

Leading off the entrance hallway are two large storage cupboards with shelving where the Powermax 155 combi-gas boiler is stored. The boiler has been serviced regularly. There is also a modern, central fire alarm system in the hallway. Off the hall are the two south facing, carpeted bedrooms, both of a good size with large, integrated wardrobe space, blinds and curtains. Also off the hall is a contemporary shower room with floor to ceiling tiling, large walk-in shower, sink and draw unit, towel radiator, WC and mirror.

The property comes with off street parking for one car behind a secure gated entrance as well as secure bike storage.

#### Local Authority

Bristol City Council, Bristol

#### Energy Performance

EPC Rating = C

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office.  
Telephone: +44 (0) 117 933 5800.

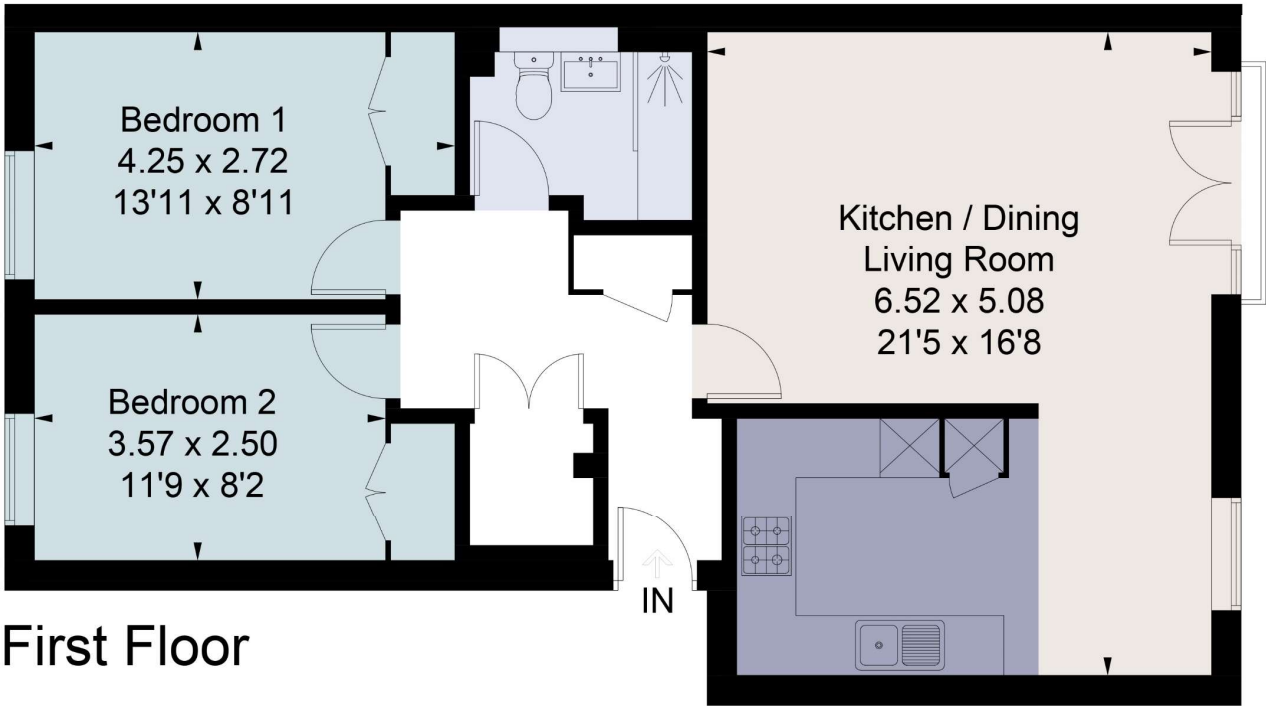







The Quays, Cumberland Road, Bristol, BS1  
Gross Internal Area 757 sq ft, 70.3 m<sup>2</sup>  
Outbuildings FILL IN  
Cellar FILL IN  
Garage FILL IN  
Total FILL IN

Approximate Area = 70.3 sq m / 757 sq ft  
Including Limited Use Area (0.7 sq m / 8 sq ft)  
For identification only. Not to scale.  
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First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92+) A                                     |   |           |
| (81-91) B                                   |   |           |
| (69-80) C                                   | 79  | 80        |
| (55-68) D                                   |   |           |
| (39-54) E                                   |   |           |
| (21-38) F                                   |   |           |
| (1-20) G                                    |   |           |
| Not energy efficient - higher running costs |   |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC  |           |

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