



A stunning waterfront apartment offering incredible views, large balcony and secure parking.

Bridge Quay, 138-141 Redcliff Street, Bristol, BS1

Leasehold (246 years remaining)

savills

A large living / dining room with spectacular waterfront views • Modern open plan kitchen with separate utility • L shaped balcony offering panoramic views • Master bedroom with large wardrobe and modern en-suite • Second bedroom and family bathroom • Secure off-street parking for one car plus bike storage • Lift access • Prime location within proximity of the city centre, harbourside and Temple Meads.

About this property

Flat 38 Bridge Quay is a large and stunning waterfront apartment offering incredible views, secure parking and exceptional living in the heart of Bristol. The third floor apartment is accessed via a light and spacious entrance hallway to the building and lift. The wide entrance hallway to the apartment has an intercom system, a centralized alarm system, spot lights and a large storage cupboard on the left hand side with in-built Ikea shelving. The apartment benefits from engineered oak flooring throughout. Situated just off the hall are the two carpeted bedrooms. The principal bedroom is of an excellent size and offers large integrated wardrobe space with shelf. There are stunning views from the double glazed, floor-to-ceiling windows looking out over the balcony and waterfront. All the windows have individual fitted blinds. The adjoining en suite shower room offers a modern shower with shelving unit, WC, sink, towel radiator, spot lights and a large mirror. There is an air ventilation system in both bathrooms keeping the air flowing. The second bedroom is also carpeted, of a good size and offers stunning views out over the balcony and water from the double glazed floor-to-ceiling window. There is also significant in-built wardrobe

space. The family bathroom, also off the hall, overs a bath with shower over, towel radiator, floor-to-ceiling tiling, WC, sink, large mirror and spot lights. The hall leads through to a large and spacious open plan kitchen living room with both spot and pendant lights. The kitchen offers integrated appliances including Bosch oven, ceramic hob, dishwasher and fridge freezer. There are Silestone worktops, a sink with extendable tap and wall and base units with under lighting. There is a separate utility with further shelving and the prerequisite plumbing for a washing machine and tumbler dryer. The living room has a south westerly orientation and three floor-to-ceiling windows looking out over the water. The room leads out to a wooden decked L shaped balcony with glass balustrades looking south and west and offering incredible views from Bristol Bridge and St Mary Le Port Church all the way around to Welsh Back and Redcliffe Bascule Bridge.

Local Authority

Bristol City Council, Bristol

Viewing

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





Local Information

Bristol's Floating Harbour is a man-made inlet dating from 1809, which has become a cosmopolitan destination for shopping, dining and contemporary waterfront living. There is an infinite array of well-known, independent bars, restaurants and cafes offering al fresco and waterside dining.

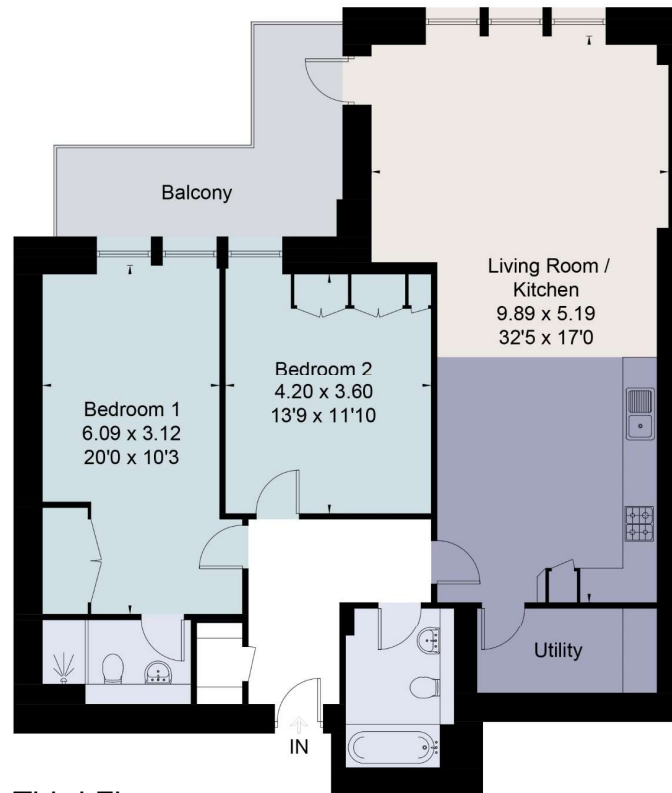
The Bridge Quay Apartments are 0.7 miles to Bristol Temple Meads train station which includes services to London Paddington. 1.3 miles from Cabot Circus and the prestigious Harvey Nichols. Less than 2 miles away is the M32 which provides easy access to the M4 and M5. Further afield 7.5 miles away is Bristol Airport offering flights to a range of UK and European destinations.

Bristol was also voted by the Sunday Times as "UK's best place to live 2017"

Approximate Area = 105.6 sq m / 1137 sq ft

For identification only. Not to scale.

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Third 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	84	84
(69-80) C		
(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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