



A contemporary apartment in the heart of the city.

Baldwin Street, Bristol, BS1

£200,000 Leasehold (122 years remaining)



Open plan living room • Modern kitchen with integrated appliances • Contemporary shower room • Large bedroom • Secure bike storage • Lift access • All electric • EWS1 certificate

Local Information

Baldwin Street could not be more centrally located to take advantage of all Bristol has to offer. The BS1 location gives the development the best of both worlds: heritage and unique pockets of Bristol to meander through, modern shopping centres and restaurant chains close by, whilst also being just ¼ mile from the M32 linking to the M4 and M5 for both business and more rural countryside pursuits.

About this property

Flat 27, 28 Baldwin Street provides a contemporary and convenient, centrally located home from which to enjoy all the vibrancy of Bristol city centre and harbourside.

The flat is located on the fourth floor and is accessed via a lift. The entrance leads into a light and spacious, open plan living room with spot lighting, black oak vinyl flooring and an intercom system.

The large shower room is immediately on the right hand side and offers large walk-in shower with white subway tiling, WC, contemporary shelving units, large sink and

wall mirror with light, towel radiator and spot lighting. On the left hand side is a large storage cupboard housing the utilities with shelving and the electric boiler.

The kitchen, on the left as you enter the room, offers solid worktops with integrated sink unit, ample cupboard space and integrated appliances including Indesit oven/grill, two ring ceramic hob, fridge freezer and Montpellier dishwasher. The living room is west facing with floor to ceiling double glazed window with bespoke blinds, contemporary shelving and spot lighting. The room is light and provides a comfortable space for both dining and living.

The bedroom is of a good size with spot and pendant lighting, two floor to ceiling double glazed windows with bespoke curtains.

The building benefits from two secure indoor bike storage areas on the first and second floors. The development has an approved EWS1 certificate in place.





Tenure

Leasehold (122 years remaining)

Local Authority

Bristol City Council, Bristol

Energy Performance

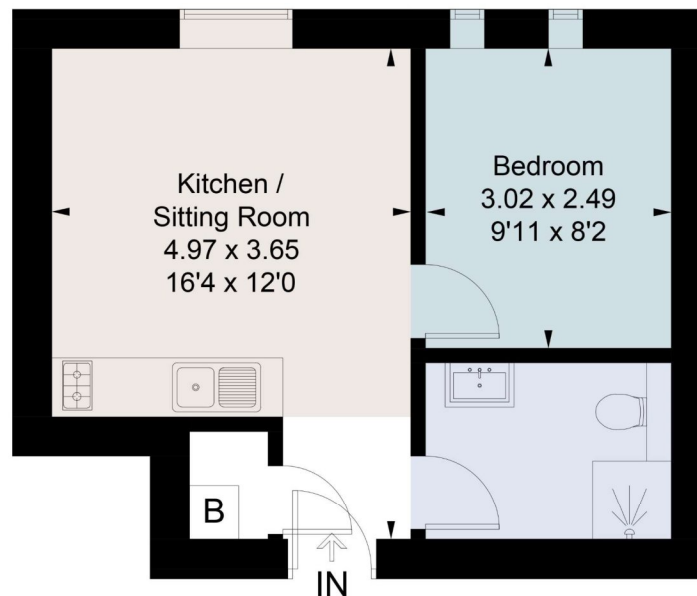
EPC Rating = C

Viewing

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	72
(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	

Approximate Area = 30.3 sq m / 326 sq ft
Including Limited Use Area (0.6 sq m / 6 sq ft)
For identification only. Not to scale.
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Fourth Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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