



A cool and contemporary city centre apartment with balcony.

**Portland Square, Bristol, BS2**

£335,000 Leasehold (246 years remaining)



Spacious and open-plan living room with exposed brick wall • Modern kitchen with integrated appliances • Balcony with great views • Two large bedrooms and a bathroom • Recently redecorated throughout • Secure bike storage • Lift access

#### About this property

Flat 13, 25 Portland Square is a very well located home in the heart of iconic Portland Square within close proximity to all the amenities of Cabot Circus, Stokes Croft, Gloucester Road and the city centre.

The flat is on the top floor and accessed via well-maintained communal parts and a lift. The entrance to the flat is wide and spacious with spot lighting, an intercom system and wood effect vinyl flooring. The flat has been recently redecorated throughout to an excellent standard. The large principal bedroom is immediately on the right and is carpeted with spot lighting, large, double-glazed window and two tone colouring. The second bedroom is further down the hall on the right and is also carpeted and of a good size with spot lighting, double glazed window, two tone colouring and a large free-standing wardrobe that fits perfectly in the room. The bathroom next door is modern with a Roca WC and sink unit, Hansgrohe bath and shower with screen, metro effect wall tiling, floor tiling, spot lighting, heated towel rail and extractor fan. Next to the bathroom is a large storage cupboard housing the utilities as well as the electric boiler and pressurised system.

The end of the hall opens into a fantastic, open plan kitchen living room with spot lighting, an exposed red brick feature wall and floor to ceiling windows looking out onto the balcony. The space provides an ideal area for living, working, relaxing and entertaining. The kitchen, immediately on the right, has a stunning navy blue colour theme with gold handles. The Bosch appliances are integrated and include a four-ring ceramic hob, oven and grill, fridge freezer and dishwasher. The kitchen also benefits from solid, stained timber worktops, large integrated sink unit and metro effect wall tiling. Adjoining the living room is a balcony with timber decking and glass balustrades providing the ideal spot for barbequing and al fresco dining.

At the time of writing this development has cladding but does not currently have an EWS1 Fire Risk Assessment certificate in place. The cladding has not been assessed.

#### Local Authority

Bristol City Council

#### Viewing

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





### Local Information

Located just off Newfoundland Way in the heart of Bristol's urban centre amongst residential properties, offices, shops and hotels, Portland Square is an architectural gem that was built in the early 18th century. Within easy reach are the extensive shopping facilities offered by Cabot Circus and Broadmead as well as all the independents of Stokes Croft and Gloucester Road. The wonderful waterside bars and restaurants of Bristol's Floating Harbour are in close proximity, as is Temple Meads station and the M32 for easy access to London and the motorway networks.

Approximate Area = 65.4 sq m / 704 sq ft  
Including Limited Use Area (0.2 sq m / 2 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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