



A light and modern one bedroom executive apartment in the heart of the city.

**Castle Wharf, East Tucker Street, Bristol, BS1**

Leasehold (119 years remaining)





Open-plan and lateral, contemporary living • Large master bedroom with integrated wardrobes • Modern kitchen with integrated appliances • A light and open-plan, south facing living room • A contemporary family bathroom • Floor-to-ceiling windows • Lift access and secure bike storage • 24 hour concierge and security • Central location

### Local Information

Set in the medieval heart of Bristol and once home to sugar refiners and brewers, today Finzels Reach is a vibrant and desirable waterside location for people to live, work, visit and socialise in the city centre. Overlooking city's famous Floating Harbour and directly connected to Castle Park and Bristol's Shopping Quarter by the eye-catching Castle Bridge, it is within easy reach of all the cultural, commercial and lifestyle attractions that this cosmopolitan city has to offer, while excellent road, rail and waterway doorstep links connect Finzels Reach across Bristol and beyond. Restored historic brewery buildings seamlessly blend with high quality contemporary architecture, with stylish new waterside apartments sitting alongside cutting-edge modern sustainable offices, a hotel and an exciting, emerging leisure quarter. Castle Wharf has the additional benefit of 24 hour concierge, 24 hour security and bike storage.

### About this property

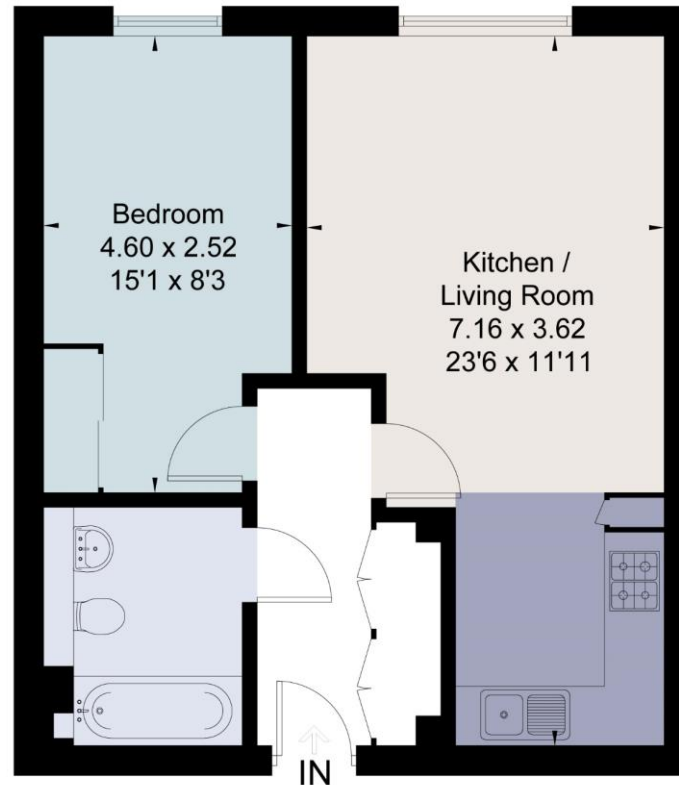
The second floor apartment is accessed via large, automated glass doors to the building, a spacious communal hallway and a lift. The entrance hallway to the apartment offers an intercom system, spotlights and smart wooden flooring which leads through to the living room. On the right are two double doors which

provide ample storage space for coats and shoes as well utilities, the fuse board and boiler. Off the hall to the left is a modern bathroom with bath and shower over, WC, sink, mirror, towel radiator, spotlights and floor-to-wall/ceiling tiling. Off the hall to the right is an expansive open plan reception room offering kitchen and living areas with spotlights and statement double glazed floor-to-ceiling windows offering ample light and maximising the southerly orientation of the flat. There are lovely views over the internal landscaped gardens. The high quality finish is evident throughout the apartment, particularly in the kitchen which has tile flooring, white gloss units and integrated modern appliances, including a Zanussi ceramic hob, Zanussi oven and grill, fridge freezer, Indesit dishwasher, Reginox sink, silestone worktops and Electrolux microwave oven. There is ample cupboard and drawer space. The carpeted master bedroom is of a good size with large double glazed floor-to-ceiling windows, spot and pendant lights and large integrated wardrobes with sliding doors.

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



Approximate Area = 44.8 sq m / 482 sq ft  
For identification only. Not to scale.  
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## Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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### 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+) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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