



A light and contemporary city centre apartment.

Castle Wharf, East Tucker Street, Bristol, BS1

£245,000 Leasehold (114 years remaining)



Open-plan and lateral living • Large bedroom with integrated wardrobe • Modern kitchen with integrated appliances • Light and south facing living room • Contemporary family bathroom • Lift access • Secure bike storage

Local Information

Castle Wharf is the waterfront jewel of Finzels Reach and home to an array of one and two-bedroom contemporary apartments. Finzels Reach offers a superb waterside location with city centre attractions such as Cabot Circus which is 0.8 miles away. Connecting the city with Brunel's Temple Meads Station just 0.7 miles to the south and proposed pedestrian footbridge to the north, Finzels Reach is perfectly placed to enjoy the best of Bristol's culturally rich city and beyond.

About this property

Located close to the waterfront, Temple Meads and all the amenities of the city centre, Castle Wharf is part of the Finzels Reach development offering outstanding, contemporary living in the heart of the city. The third floor apartment is accessed via large, automated glass doors to the building, a spacious communal hallway and lift. The entrance hallway to the apartment offers an intercom system, spotlights and lime washed oak flooring leading through to the living room. On the right is a large cupboard providing ample storage for coats and shoes as well as utilities, the fuse board and boiler. Off the hall to the left is a modern bathroom with bath with shower over, WC, sink, mirror, towel radiator, spotlights and floor-to-ceiling tiling. Off the

hall to the right is an open plan kitchen living room with spotlights and 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 adjoining kitchen has tiled flooring, silestone worktops and modern, integrated Zanussi appliances including ceramic hob, extractor fan, oven, grill and dishwasher. There is also a fridge freezer, sink and integrated Electrolux microwave oven. There is ample cupboard and drawer space. The carpeted bedroom is of a good size with large double glazed 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.

Local Authority

Bristol City Council,

Energy Performance

EPC Rating = B

Viewing

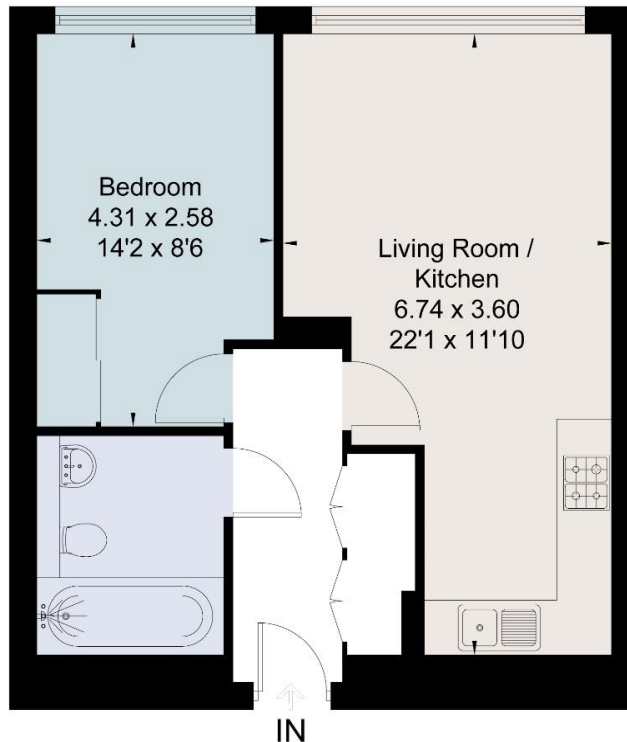
All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office. Telephone: +44 (0) 117 933 5800.



Approximate Area = 43.3 sq m / 466 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	83	83
(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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