



Waterfront living with spaciousness, parking and large balcony.

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

£630,000 Leasehold (246 years remaining)



A spacious living dining room with water views • Modern kitchen with integrated appliances • A large balcony offering excellent views • Principal bedroom with modern en suite • Second bedroom and bathroom • Secure off-street parking for one car plus bike storage • Low management charges • Lift accessNo onward chain

About this property

Flat 28 Bridge Quay is a large and open plan waterfront apartment offering great views, secure parking and very comfortable living in the heart of Bristol. The second floor apartment is accessed via a well-kept communal entrance hallway and a lift. The apartment's wide entrance hallway has an intercom system, centralized alarm system, spot lighting and large storage cupboard on the left. There is engineered oak flooring throughout. Situated off the hall are the two carpeted bedrooms. The principal bedroom is of an excellent size with a large integrated wardrobe. There are lovely views from the double glazed floor to ceiling windows looking out over the balcony and waterfront. The adjoining en suite shower room offers a modern shower, WC, sink, towel radiator, air ventilation system, spot lighting and large mirror. The second bedroom is also carpeted and of a good size offering great views over the balcony and water from the double glazed floor-to-ceiling window. The bedroom windows have curtains and railings. The family bathroom, also off the hall, offers a bath with shower over, towel radiator, floor-to-ceiling tiling, WC, sink, large mirror and spot lighting.

The hall leads through to a very spacious, open-plan kitchen living room with spot, pendant and under counter lighting. The

kitchen is modern and offers Silestone worktops with integrated appliances including fridge freezer, Bosch oven, ceramic hob and dishwasher. There is also ample cupboard and drawer space. Adjoining the kitchen is a large utility room providing ample storage and housing the electric boiler (with Economy 10), pressurized water system and fuse board. The living room has a south westerly orientation and three floor-to-ceiling windows looking out over the water and allowing in an abundance of natural light. The living room leads out to a private, timber decked, L shaped balcony with glass balustrades looking south and west and offering fantastic views from Bristol Bridge and St Mary Le Port Church all the way around to Welsh Back and Redcliffe Bascule Bridge.

The apartment comes with one easily accessed off-street parking bay behind a secure gated entrance as well as secure bicycle storage.

Local Authority

Bristol City Council, Bristol

Energy Performance

EPC Rating = B

Viewing

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





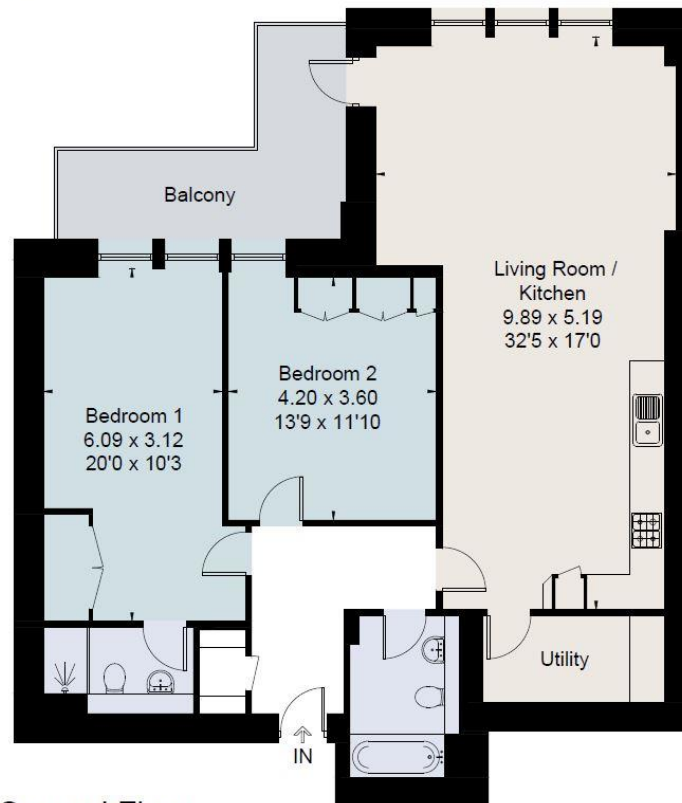
Local Information

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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Second 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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