



A luxurious Harbourside apartment with panoramic views and parking.

**Redcliffe Parade West, Bristol, BS1**

£540,000 Leasehold (246 years remaining)

**savills**

Panoramic Harbourside views • Neptune kitchen with integrated Neff appliances • Light and spacious, open-plan living room • Large principal bedroom with en suite shower room • Second bedroom/study and a bathroom • Secure off street parking for one car • Secure bicycle storage • Lift access • Offered with no onward chain

**About this property**

Flat 5, 7 Redcliffe Parade West is a charming and immaculate waterfront apartment with panoramic views of Bristol's Floating Harbour. Developed by Change Living, Redcliffe Parade West occupies a tranquil and elevated position only minutes from the heart of Bristol. The property has had one owner who has seldom used it as a second home since buying from new in 2019.

The second floor apartment is accessed via a clean and well maintained entrance hallway with stone tile flooring and lift and stair access. The entrance to the apartment is light and spacious with intercom system, spot lighting and engineered oak flooring throughout.

Double doors lead into a smart and sophisticated, open plan kitchen/living room with stunning panoramic views. The bespoke and handmade Neptune kitchen sits at the right end and offers integrated Neff appliances including a dishwasher, microwave, oven/grill and fridge/freezer. There are white quartz worktops with integrated sink unit and beautifully joined cupboards and drawers. There is ample space for dining as well as a comfortable living space. Engineered oak flooring runs throughout the space. Three double glazed sash windows offer

panoramic views of the Harbourside from Redcliffe Bridge across to the Wills Memorial Building and Brandon Tower.

Off the living room is a good sized second bedroom or large study with engineered oak flooring and two double glazed sash windows overlooking the Harbourside.

The principal suite, off the hall to the right, is carpeted and of an excellent size with a double glazed sash window and blind. The Porcelanosa en suite is luxurious and offers walk in rain shower with secondary hose, WC, sink, wall mirror with light, spot lighting and floor and wall tiling.

The Porcelanosa family bathroom, further down the hall on the right, is spacious and offers a bath with rain shower overhead and secondary hose, WC, sink, wall mirror with light, spot lighting and marble floor and wall tiling.

Off the hall on the left is a useful storage cupboard for coats and boots as well as a utility cupboard providing storage and housing the electric boiler, fuseboard and space for a washing machine.

There is allocated off-street parking for one car behind a secure gated entrance as well as secure bicycle storage.





**Tenure**  
Leasehold (246 years remaining)

**Local Authority**  
Bristol City Council

**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.

Approximate Area = 75.7 sq m / 815 sq ft  
Including Limited Use Area (1.0 sq m / 11 sq ft)  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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**Local Information**

Redcliffe Parade West is located in a beautiful waterfront location on the edge of the famous Bristol Floating Harbour and offering outstanding, panoramic views from Redcliffe Bridge and Welsh Back all the way around to the Avon Gorge and Clifton Wood in the west.

It is ideally located close to Bristol city centre, 0.9 miles to Temple Meads train station and 3.4 miles to Cabot Circus. Right on the doorstep, you will find the excellent Ostrich Pub as well as the up market Sanchez Brothers restaurants: Paco tapas and the Michelin starred Casa Mia.

All distances and travel times are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	<b>A</b>	
(81-91)	<b>B</b>	
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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