



An exceptionally spacious city centre apartment with parking.

The Atrium, 60 Redcliff Street, Bristol, BS1

£400,000 Share of Freehold (979 years remaining)

savills

A substantial, light and spacious living / dining room • Modern kitchen • Principal bedroom • Second bedroom • Family bathroom • Off street parking for one car • Secure bike storage • Sold with no onward chain

About this property

The Atrium is an impressive Grade II listed former tobacco factory converted into luxury apartments in 2002. The development boasts impressive communal areas and character in abundance with large timber entrance doors, a beautiful pitched glass roof, flagstone walkways lined with beds of loose cobblestone and bamboo planters.

The apartment is located up a short flight of steps on the first floor. The entrance to the flat leads into a lobby and then a spacious hall with timber flooring throughout. The open-plan living room is off the hall to the right and is very light with three large, double glazed windows allowing in an abundance of light. The room is also very large with ample space for dining 10+ people as well as for home working. The room has an abundance of character with exposed brick walling and four columns running through the space. A storage cupboard sits off the room to the right and houses the hot water cylinder.

The kitchen is modern and offers appliances including an integrated Zanussi oven/grill, Phoenix wine fridge, Indesit washer / dryer and free standing fridge freezer. There are also solid worktops with integrated sink and built-in wine rack, wall tiling, spot lighting, wall shelving and ample cupboard and drawer space. The family

bathroom, off the living room, is of a good size offering bath with shower over, WC, sink, shelving and wall tiling. The second bedroom is next to the bathroom and is of an excellent size with a large window, exposed brick walling and plenty of space for a large double bed, desk, wardrobes and drawers. The principal bedroom, located left off the hall, is even more substantial and light with a large window, two striped pillars, shelving, exposed brick walling and plenty of space for a desk and wardrobes.

To the rear of the development is space for bicycle storage and an allocated off street parking space accessed via a secure gate on St Thomas Street.

Tenure

Leasehold (979 years remaining)

Local Authority

Bristol City Council, Bristol

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office.

Telephone: +44 (0) 117 933 5800.



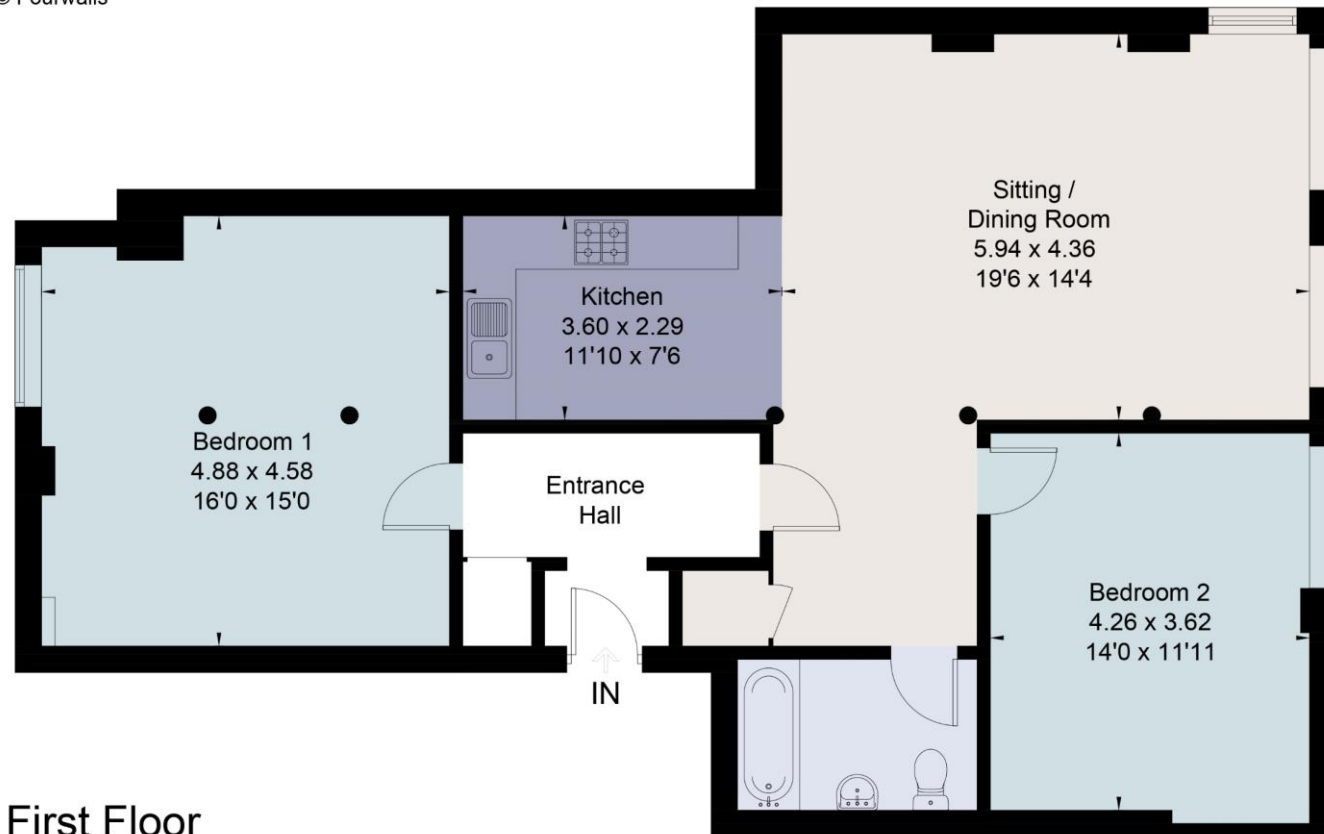


Local Information

Sitting adjacent to the fashionable waterfront there are a wide variety of amenities close by with bars, restaurants and retail outlets. 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 Atrium is 0.7 miles to Bristol Temple Meads train station which includes services to London Paddington. For sporting endeavours there is rowing and sailing in the docks and Welsh Back has a health and leisure club with squash courts and a gymnasium. Institutions close by include Bristol University, the Bristol Royal Infirmary and Cabot Circus, all within easy reach. 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.

Approximate Area = 94.6 sq m / 1018 sq ft
Including Limited Use Area (1.6 sq m / 17 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(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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