



A light and modern studio apartment in the heart of the city.

**Baldwin Street, BS1**

£185,000 Leasehold (121 years remaining)



Open plan bedroom / living room • Modern kitchen with integrated appliances • Contemporary shower room • Secure bike storage • Lift access • All electric • Approved EWS1 certificate • Sold with no onward chain and fully furnished

#### Local Information

28 Baldwin Street could not be more centrally located to take advantage of all Bristol has to offer. The BS1 location gives the development the best of both worlds: heritage and unique pockets of Bristol to meander through, modern shopping centres and restaurant chains close by, whilst also being just ¼ mile from the M32 linking to the M4 and M5 for both business and more rural countryside pursuits.

#### About this property

Flat 22, 28 Baldwin Street provides a contemporary and convenient, centrally located home from which to enjoy all the vibrancy of Bristol city centre and Harbourside. The flat is located on the fourth floor and is accessed via a lift. The entrance leads into a light and spacious, open plan bedroom / living room with spot lighting, black oak vinyl flooring and an intercom system. The large shower room is immediately on the right hand side and offers large walk-in shower with white subway tiling, WC, sink and wall mirror with light, towel radiator and spot lighting.

The bedroom / living room is of a good size with spot and pendant lighting and a westerly facing floor to ceiling double glazed window offering lovely cityscape views and allowing in an abundance of natural light. The room provides a comfortable space

for dining and living and there is a large double wardrobe built in.

A large storage cupboard houses the utilities and the electric boiler.

The kitchen, behind a wall at the far end of the room, offers solid worktops with integrated sink unit, ample cupboard space and integrated appliances including Indesit oven/grill, two ring ceramic hob, fridge freezer and dishwasher.

The building benefits from two secure indoor bike storage areas on the first and second floors. The development has an approved EWS1 certificate in place and is sold with no onward chain and fully furnished.

#### Tenure

Leasehold(121 years remaining)

#### Local Authority

Bristol City Council

#### Energy Performance

EPC Rating = D

#### Viewing

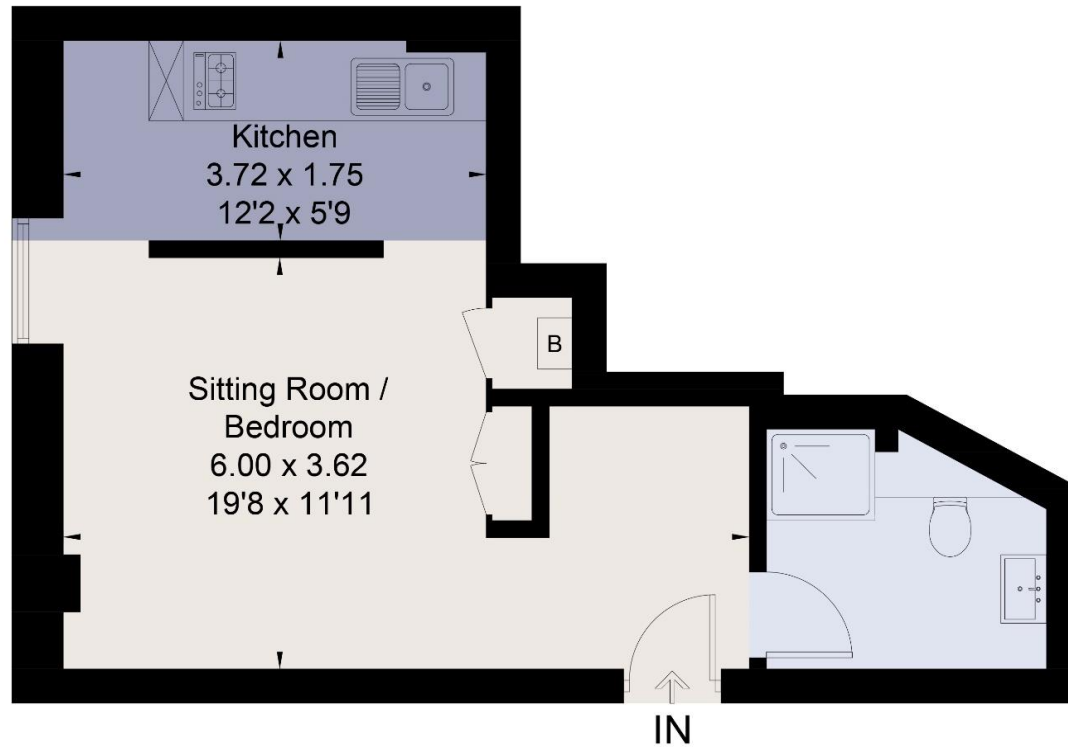
All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office.

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Approximate Area = 31.8 sq m / 342 sq ft  
 For identification only. Not to scale.  
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## Fourth 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	67
(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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