



A modern city centre apartment close to the historic Portland Square.

Portland View, Bishop Street, Bristol, BS2

£315,000 Leasehold (244 years remaining)



Modern development built in 2016 • Passenger lift to second floor • Entrance hall • Open-plan kitchen/sitting/dining room • Principal bedroom with en suite • Guest bedroom with in-built storage • Modern bathroom suite • Utility cupboard

About this property

A beautifully presented two bedroom second floor apartment situated close to the historic Portland Square and within walking distance of Cabot Circus, with its array of designer outlets, coffee shops and restaurants. Portland View was completed in 2016 by local and reputable developers Barnett Developments.

Entry is via a communal hall with passenger lift to the second floor. Internally, a spacious entrance hall leads to the open-plan kitchen/living/dining room. A wonderfully light room and the kitchen is well-equipped with wall and base units, integrated appliances and dual aspect city views.

The principal bedroom sits adjacent and affords plenty of natural light via a large window on the easterly elevation. Completed with a stylish en suite shower room with WC, basin, heated towel rail and in-built storage.

The guest bedroom is of good size, measuring approximately 3.6m x 3m and includes further in-built storage.

A modern bathroom suite completes the accommodation

with shower over the bath, WC, wall-hung basin and heated towel rail.

There is a useful utility cupboard with space for washing facilities and modern benefits include Dimplex electric heating with central control system and MVHR ventilation & air circulation system with heat recovery.

Tenure

Leasehold (244 years remaining)

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.





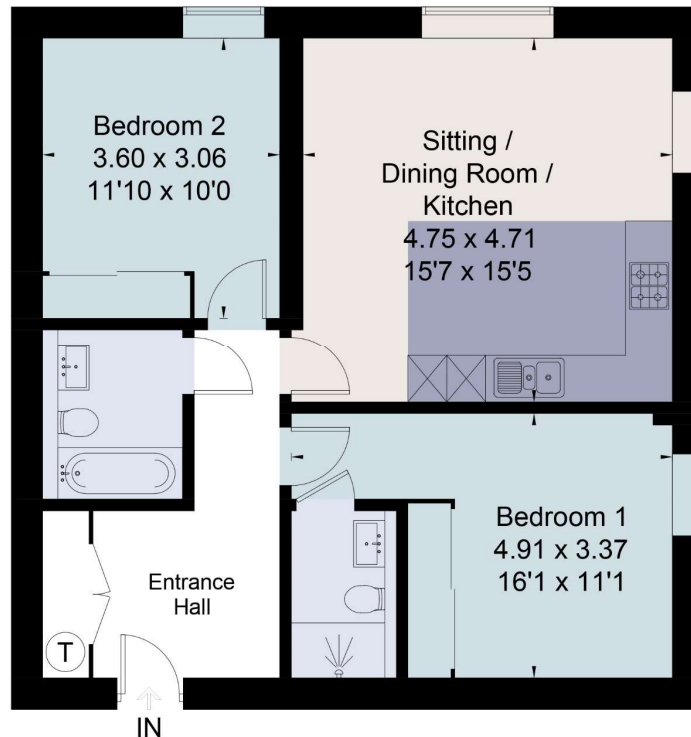
Local Information

Located just off Portland Square in the heart of Bristol's urban centre amongst residential properties, offices, shops and hotels.

Portland Square is an architectural gem that was built in the early 18th century. Within easy reach are the extensive shopping facilities offered by Cabot Circus and Broadmead as well as all the independents of Stokes Croft and Gloucester Road. The wonderful waterside bars and restaurants of Bristol's Floating Harbour are in close proximity, as is Temple Meads station and the M32 for easy access to London and the motorway networks.

There are a number of health and leisure centres within central Bristol and Bristol Royal Infirmary is within 0.7 miles.

Approximate Area = 68.7 sq m / 739 sq ft
Including Limited Use Area (1.7 sq m / 18 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	81	81
(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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