



Broad Weir, BS1 3DJ

City Centre



A well balanced two bedroom, two bathroom city centre apartment with private southerly facing balcony that overlooks Castle Park. There is also a large communal residents city garden.

Lift service within the building provides an effortless ride up to the third floor where the flat is located. A spacious entrance hall creates an impressive feel on entering the flat. From here all the rooms are accessed. The living area is generous in size, light and leads out to the balcony. Both bedrooms are excellent doubles with built in wardrobes and one having an ensuite shower room.

Prospective buyers will be perfectly position within the city centre and have ease of access to Bristol's historic harbour, Bristol Temple Meads station and the plethora of shops and eateries on its doorstep, making this a perfect buy for young professionals or investors.

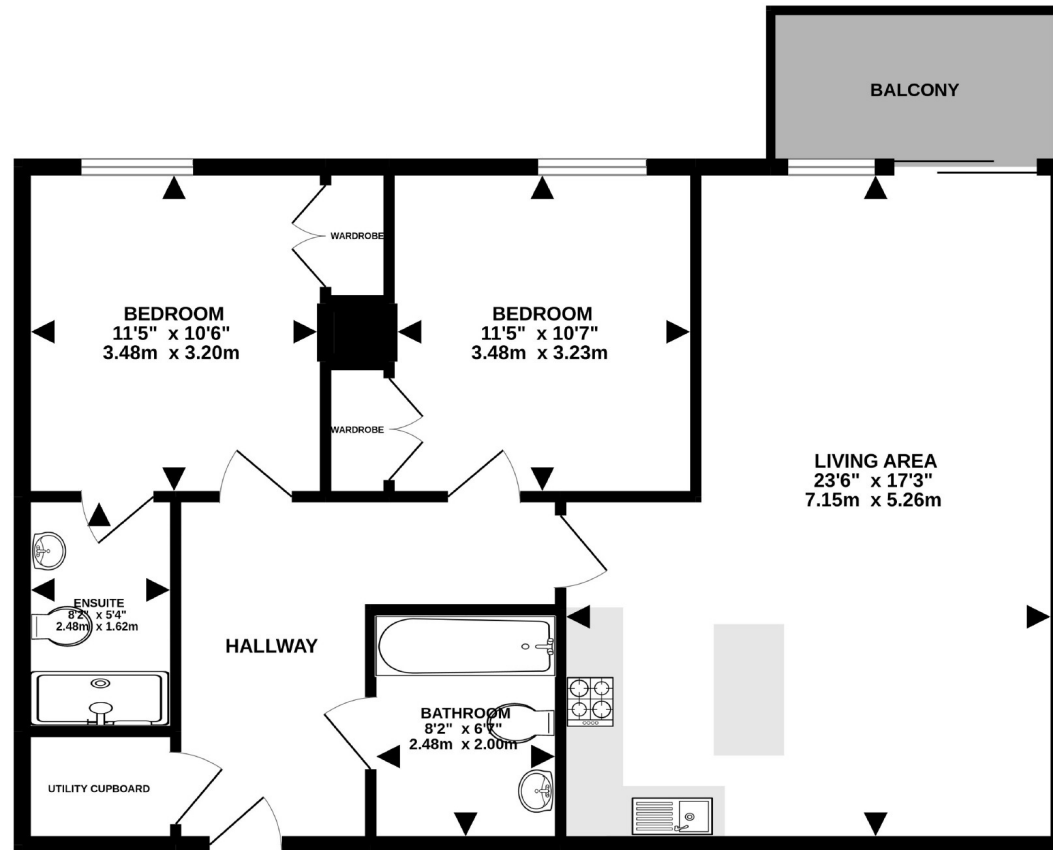
No chain.

Material Information (provided by the owner) - Leasehold (TBC years remaining) Ground rent: £300 per annum. Annual service charge £TBC, Council Tax Band: D

- Modern city centre apartment with private balcony overlooking Castle Park
- Two large double bedrooms
- Two bathrooms
- Large communal roof garden
- Energy rating - B
- Ideal home for young professionals



THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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City Centre - Guide price £375,000

2 Bed Flat

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Clifton Branch
187 Whiteladies Road, Clifton, Bristol, BS8 2RY

Call: 0117 9466007

Mail: cliftonsales@oceanhome.co.uk

Search: www.oceanhome.co.uk