northwood

SP?

orizon, BS1

1

II.

G

6

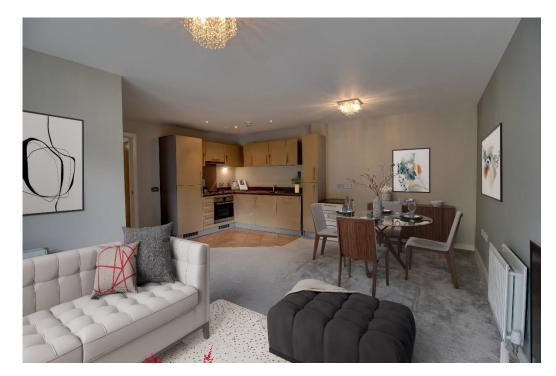
Horizon, BS1

Refurbished in recent years is this two double bedroom, two bathroom apartment located in the heart of Bristol and within walking distance to Cabot Circus and Broadmead. Offering views towards Castle Park as well as a communal garden, this property would make a fantastic first home or investment property. No onward chain

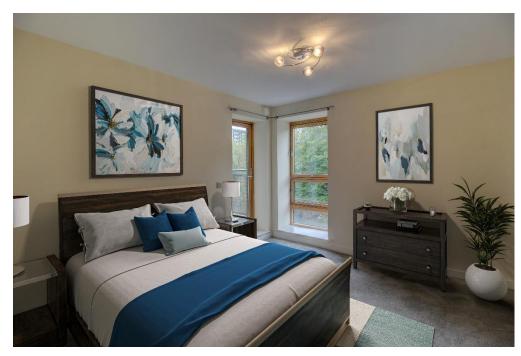
ACCOMMODATION Hallway with storage cupboard Open plan Lounge/Kitchen Two double bedrooms, one with an en-suite Modern bathroom Private balcony











DESCRIPTION

Located in the heart of the Broadmead/Cabot Circus shopping district is this spacious two bedroom, two bathroom apartment. The property offers light and airy living accommodation and is ideally placed for retail and leisure activities.

Upon arrival at the block a communal door opens into the main lobby, where the building managers office is situated, there are stairs and a lift which leads to the relevant floor where the apartment is situated.

Once inside the property you are met by a spacious hallway with a large cupboard which houses the central heating system, further doors lead to the bedrooms, bathroom, and lounge/kitchen.

The master bedroom has a near full height window offering a view towards Castle Park, there is also a double wardrobe and the added benefit of an en-suite shower room. The ensuite is fitted with a modern suite which comprises a WC, basin, large shower enclosure, there is also a heated towel rail and complimentary wall and floor tiling.

Head back into the hallway and you will find the family bathroom, like the en-suite this is fitted with a modern suite and includes a bath with shower over, WC, hand basin as well as a heated towel rail and wall and floor tiling.

Opposite the bathroom is the second double bedroom, this also has a built-in double wardrobe a near full height window to the font and a door which leads onto the private balcony.

At the far end of the hallway is the open plan lounge/kitchen area. This spacious room is perfect for day to day living and entertaining and really offers a sense of modern living. The kitchen area has a range of wall and floor cupboards which include a fridge/freezer and a dishwasher. There is also a built-in oven and a gas hob. At the far end of the room is a door which provides access to the balcony.

The property also benefits from a communal garden and we understand a parking permit can be purchased by the perspective purchasers.

SITUATION

Bristol is famed for its growing reputation within the business sector and is home to a number of large employers including Rolls-Royce and the MOD.

The diverse culture within the city makes it an ideal destination for dining out, with a number of high-quality restaurants and brasseries within the Clifton area and throughout the city. The city is also home to a number of iconic landmarks including Brunel's Clifton Suspension Bridge and the impressive SS Great Britain. The Bristol International Balloon Fiesta is held annually at the Ashton Court estate and attracts balloonists and spectators from all corners of the world.

Bristol also boasts a modern shopping centre in the heart of the city, Cabot Circus which offers a broad spectrum of shops and dining facilities. On the northern side of the city just off junction 17 of the M5 is the regional shopping centre Cribbs Causeway, again offering a plethora of shops, restaurants, and leisure facilities.

The Heritage city of Bath is also within easy reach of the property. Famed for its Georgian architecture Bath is home to the Roman Baths and is a popular destination for locals and tourists. The city also boasts a racecourse for the racing enthusiasts.

The M4 and M5 motorways are within easy reach, mainline rail connections to London Paddington are offered at Bristol Temple Meads which is less than a 20 minute walk away. For those looking to travel further afield, Bristol International Airport is a mere 9 miles away and offers regular domestic and international flights.

GENERAL

Tenure – Leasehold balance of 150 years remaining. Quarterly service charge £903.33, £275.00 per annum ground rent. Services - Mains water, mains electricity. Postcode – BS1 3DJ. Energy Performance Certificate – C. Viewings - Strictly by appointment with the Vendors agent Northwood 0117 9635777. Please note, some of the pictures have been virtually staged.

Northwood and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or no behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and any plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Northwood have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

GROUND FLOOR 753 sq.ft. (70.0 sq.m.) approx.

