



Horizon, BS1

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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

northwood



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 front 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.

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

