



Airpoint, BS3

Located in this iconic south Bristol apartment block with its own roof top running track is a light and airy one bedroom apartment. Mere minutes from West Street this would make a perfect first home or buy to let investment.

ACCOMMODATION

Hallway with storage cupboard

Open plan Lounge/Kitchen

Bedroom with fitted wardrobes

Modern bathroom

Large roof with running track and communal entertaining spaces

northwood



DESCRIPTION



Located on West Street and minutes away from the bustling and highly popular North Street with a number of independent retailers, coffee shops and bars, is this light and airy one bedroom apartment. The Airpoint development is well-known across the city, thanks to its iconic running track on the roof and the impressive views of some of the iconic landmarks within Bristol.

This apartment would be a perfect first home or indeed a buy to let investment.

The entrance to the development is accessed via one of two electric gates, one for pedestrian access and one for vehicular access. Once inside the gates stairs lead to the main entrance of the block. The communal lobby area is quite impressive with its glass ceiling allowing for the space to be bathed in natural light. The apartment in question can be accessed via a flight of stairs or one stop in the lift.

The main door of the apartment opens to the hallway, from here doors lead to the bedroom, bathroom and a storage cupboard, the lounge/kitchen is at the far end of the hallway.

The bedroom can accommodate a double bed and includes a range of fitted wardrobes and window overlooking the communal lobby area.

The bathroom is fitted with a modern suite and complimented by attractive tiled floors and walls. The centre fill bath also has a shower over.

The light lounge/kitchen area is located at the far end of the hallway. The broad windows overlook the rear of the building. The kitchen area is fitted with a range of wall and floor units as well as an oven, hob, fridge and dishwasher.

Head to the roof and there is a running track, BBQ area, outside seating and a games room with pool tables.



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. The apartments roof terrace offers excellent views of the fiesta.

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.

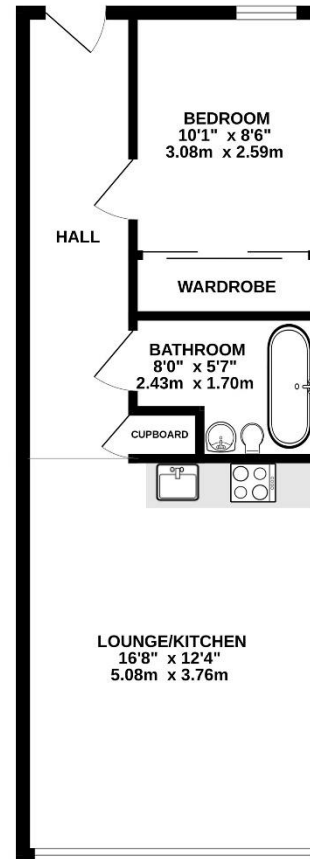
The M4 and M5 motorways are within easy reach, mainline rail connections to London Paddington are offered at Parson Street Station. For those looking to travel further afield, Bristol International Airport is a mere 8 miles away and offers regular domestic and international flights.

GENERAL

Tenure – Leasehold balance of 999 years remaining. Quarterly service charge £429.30. £250 per annum ground rent. Services - Mains water, mains electricity. Postcode – BS3 3NG. Energy Performance Certificate – B. 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
452 sq. ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 452 sq.ft. (42.0 sq.m.) approx.

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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