



£400,000

The Panoramic Park Row, City Centre, Bristol, BS1 5LS

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The Panoramic Park Row City Centre, Bristol, BS1 5LS

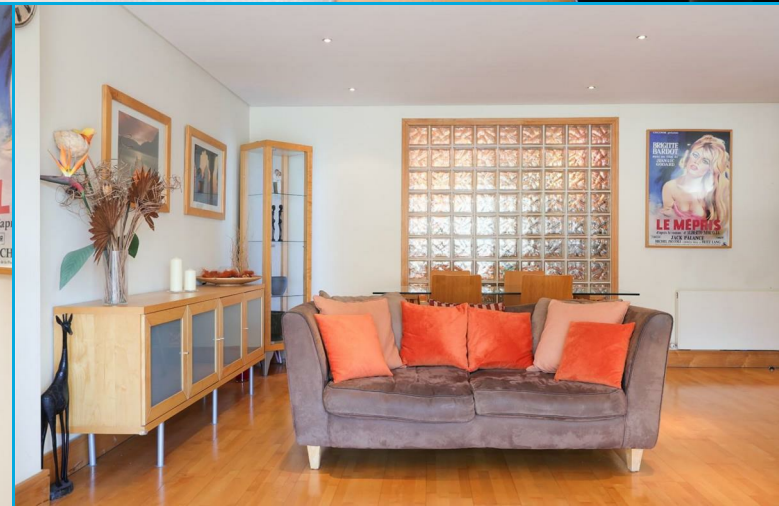
An impressive fifth floor balcony apartment in the iconic Panoramic development on Park Row.

This spacious 1017 sq ft home has an underground car parking space, a secure bike store and lifts to all floors. Located in a prime position in easy reach of Clifton and the city centre.

Internally, the property comprises an entrance hallway with wood floor, useful storage cupboard and doors to all rooms. The living room is positioned at the front of the property and at one end, has floor to ceiling double glazed windows and doors which open up on to a balcony. With an enclosed decked terrace, this is the perfect spot to enjoy rooftop views over some of Bristol's most notable landmarks. Measuring 23 ft x 17 ft, there is plenty of space for both seating and dining, while at the other end of the room there is a feature glass brick wall separating the adjacent kitchen. The kitchen itself, has space for a small dining table and is fitted with modern wall and base units with integrated appliances, a tiled splash back and spot lighting.

The master bedroom is carpeted and has a double glazed window facing the front, a fitted wardrobe and access to an en-suite shower room. This is fitted with a contemporary white suite including shower, a wall hung basin and w/c. The second bedroom next door is currently used a child's room, but has previously been set up with a double bed. This is also carpeted and has a double glazed window facing the front aspect. A bathroom is positioned centrally from the hallway and is fitted with a white suite and a contrasting dark tiled floor.

There is an allocated and covered, car parking space in the basement area at the foot of the building along with the access to the bike and bin stores. There are



two lifts and staircases which service all floors.

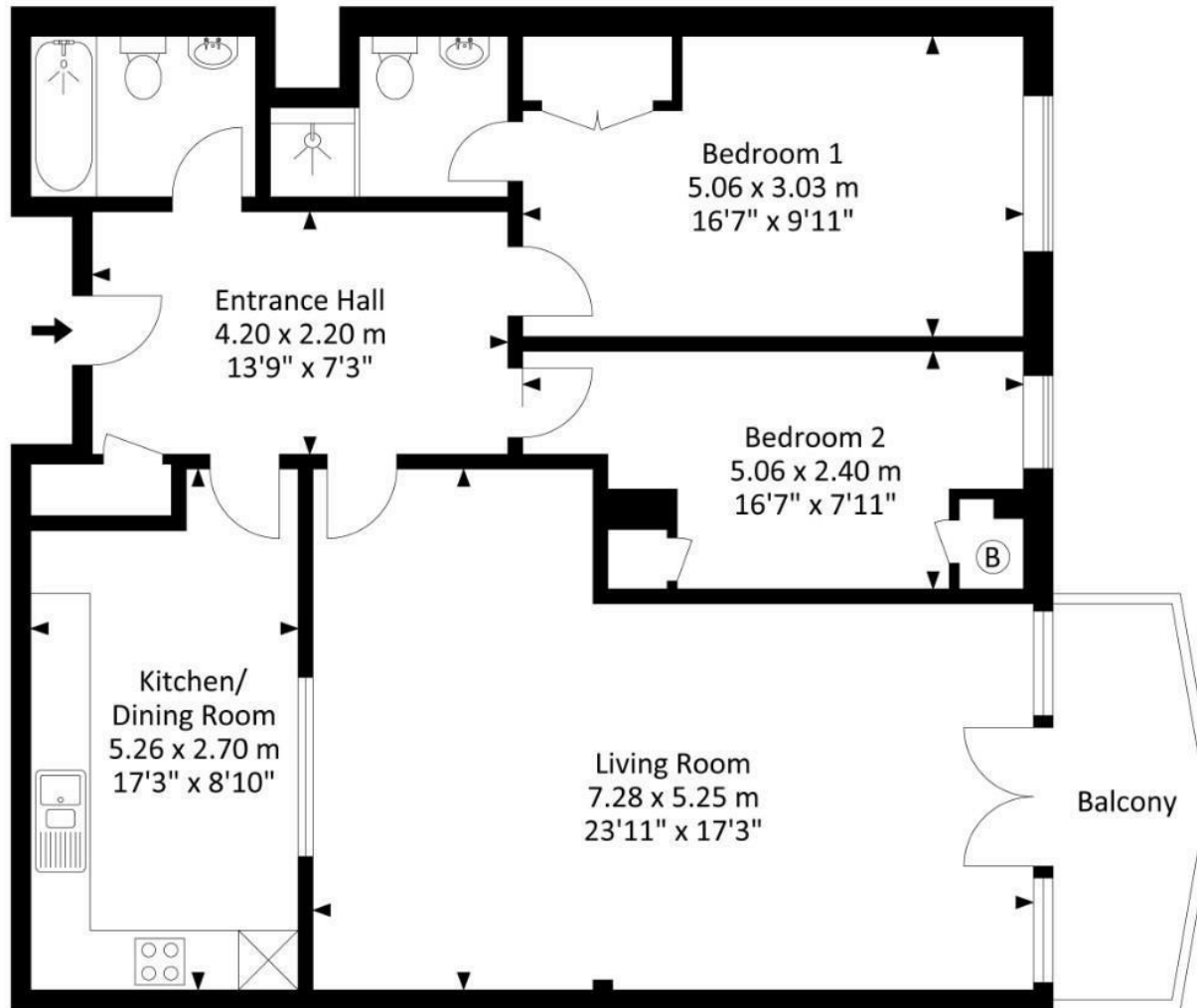
This is a spacious and light home in an excellent location close to Bristol University, the BRI and some of Bristol's most popular cafes, restaurants, shops and bars.





47 The Panoramic, 30 Park Row, Bristol, BSI 5LS

Approx. Gross Internal Area 1017.72 Sq.Ft - 94.55 Sq.M



Fifth Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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