

estate agents **auctioneers**

**hollis
morgan**



8, Malago Rise British Road/East Street, Bedminster, Bristol, BS3 4EH

£285,000

2 UNITS REMAINING/ VIEWINGS AVAILABLE- Malago Rise is a bespoke collection of just 9 stylish apartments situated in the heart of Bedminster.

- Malago Rise
- Apartment Development
- Modern Finish
- Taking Reservations
- Moments from North Street
- 10 Year Warranty

The Development

Malago Rise is an attractive and cleverly designed development of just 9 apartments set over three floors in a vibrant and popular Bedminster location each with generous footprints and stylish interiors these homes will make perfect first time purchases/investments.

Internal Specification

Kitchens

Fully fitted kitchens with matching wall and base units (Howdens Clerkenwell Super Matt) Choice of colours, White, Charcoal, Navy, Sandstone, Dove Grey, Marine Blue, Slate Grey
Lamona appliances which include Oven, hob, extractor, under-counter fridge and washing machine.
Laminated worksurfaces

Bathrooms

White contemporary suites with tiled floors and bath/shower surrounds
Stainless fittings

Floor Coverings

Carpeted bedrooms, tiled bathrooms, Kardean LV in living areas and entrance.

Further Specification/Info

Solid wood doors throughout
Intercom system
Electric heating
Communal Terrace
10 Year ICW Warranty

- Flat 1 - Reserved
- Flat 2 - Reserved
- Flat 3 - Reserved
- Flat 4 - Reserved
- Flat 5 - £280,000
- Flat 6- Reserved
- Flat 7 - Reserved
- Flat 8 - £285,000
- Flat 9 - Reserved

Location

Located in one of Bristol's most sought after locations just yards from the iconic North Street yet tucked back from the action that is quite literally on your doorstep, There is a vast array of open green spaces nearby including Gores Marsh Park, Ashton Court Estate and Greville Smyth Park. This development has easy access to Bristol City Centre, Bristol International Airport and the Bristol Link Road. These are excellent transportation links making this one of the most convenient and valued locations in Bristol. This Southville location offers the flourishing independent shops, bars, cafes and restaurants of North Street including the popular Tobacco Factory.

Further Information

999 year lease upon completion, no ground rent payable. Management Fee's to be agreed mutually between residents.

Please Note

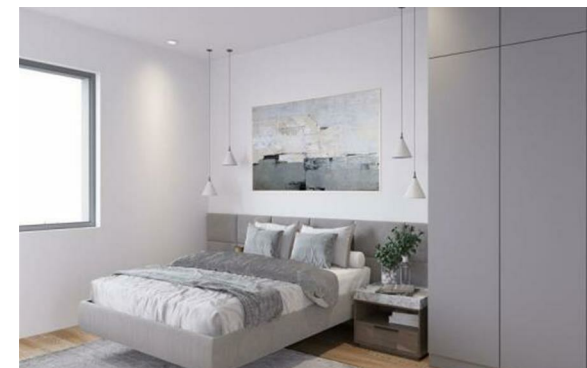
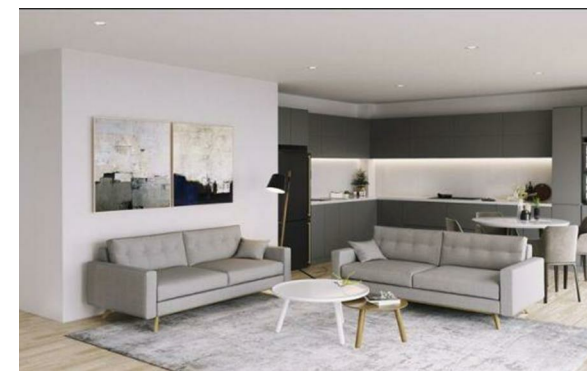
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

Internal images are for illustrative purposes and the internal appearance is a typical interior to demonstrate the feel & quality of this development.

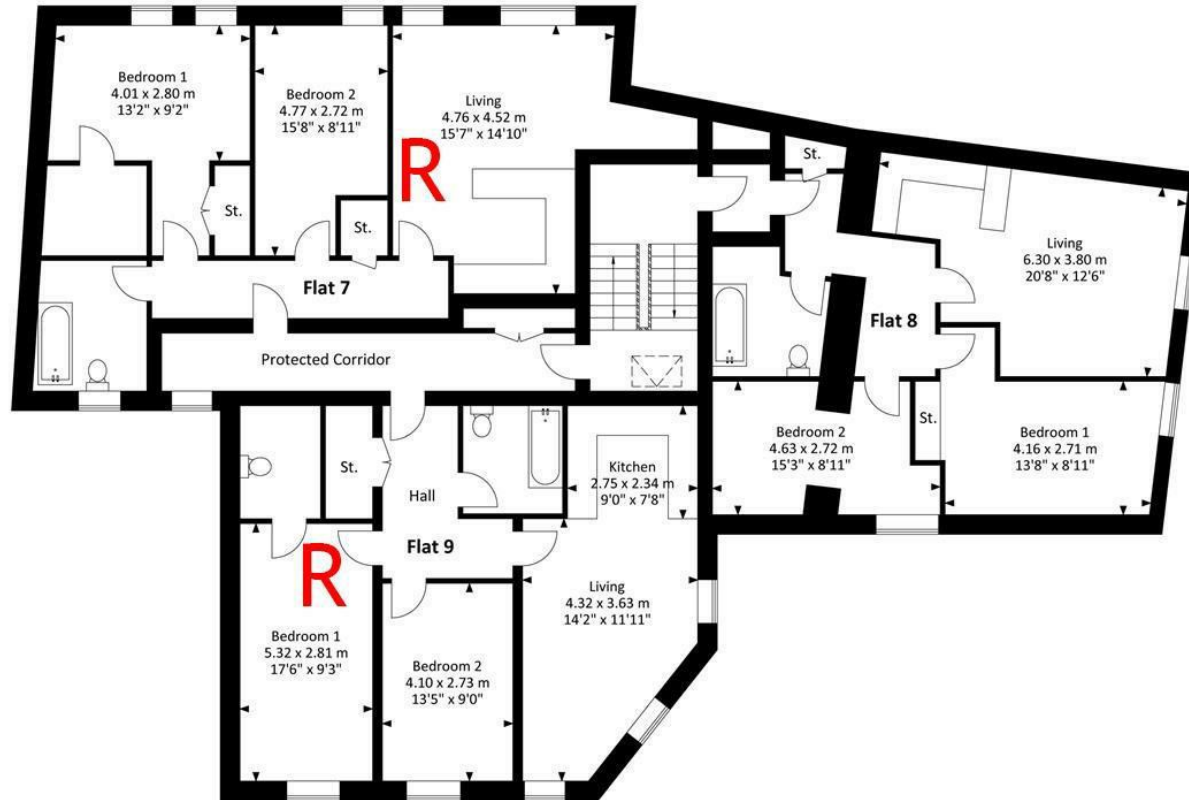
The developer reserves the right to amend the specification as necessary without prior notice, but to an equal standard. Please note that whilst current views may be unrestricted these could alter in the future. No person in the employment of our selling agent has any authority to make any representations or warranty whatsoever in relation to the property.

Reservation Process

Please contact the HM to discuss.



Malago Rise, Bedminster



Second Floor

Flat 7 - 70m²
 Flat 8 – 65m²
 Flat 9 – 70m²

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

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