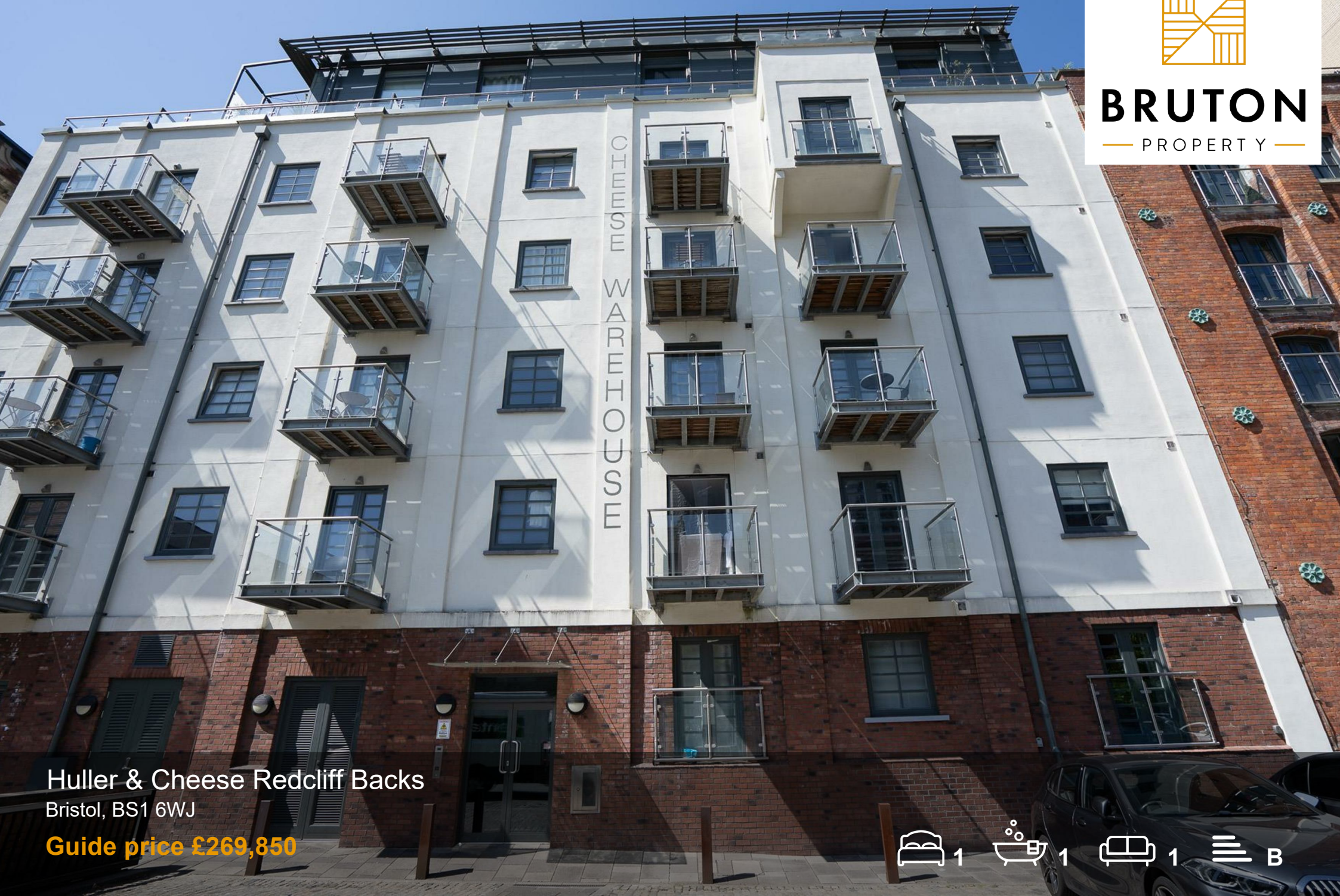




BRUTON
— PROPERTY —



Huller & Cheese Redcliff Backs
Bristol, BS1 6WJ

Guide price £269,850



Huller & Cheese Redcliff Backs

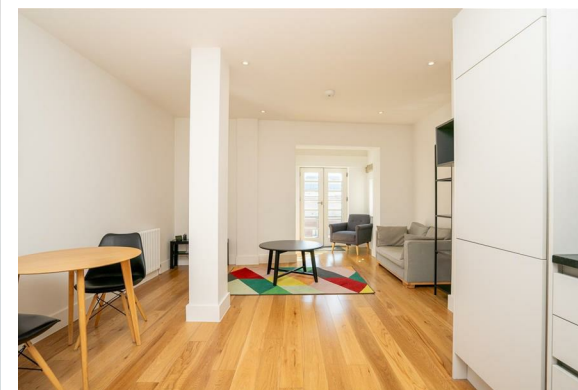
Bristol, BS1 6WJ

Large 1-bedroom apartment on the fourth floor of a newly converted Victorian warehouse building. The Huller & Cheese development is situated in Redcliffe next to the iconic and buzzing Harbourside with its many cafes, restaurants and bars and benefits from a prime waterfront position. It is conveniently located, with Bristol Temple Meads Station, Cabot Circus shopping centre and Castle Park each only minutes' walk away and the M32, M4, and M5 all easily accessible by car.

The apartment itself comprises 585 sq ft with 2.7m ceiling heights. It is finished to a good specification and benefits from some interesting original features.

The accommodation includes:
Entrance hall with a utilities and boiler cupboard; Open plan kitchen and lounge/dining area with a superb triple aspect window bay and Juliet balcony, from which there are skyline views to the striking St. Mary Redcliffe Church; Neff kitchen appliances, including integrated fridge and freezer, oven, 4 x ring induction hob and integrated dishwasher; Well-appointed bathroom with shower over bath, towel rail radiator and demisting backlit mirror; Generously sized bedroom with an in-built fitted wardrobe.

The property is double glazed and centrally heated throughout, with engineered oak flooring throughout the entrance hall, kitchen and living area. It further benefits from an entry phone for





security, a secure communal lobby, lift access, secure ground floor bin store and a secure ground floor bike store.

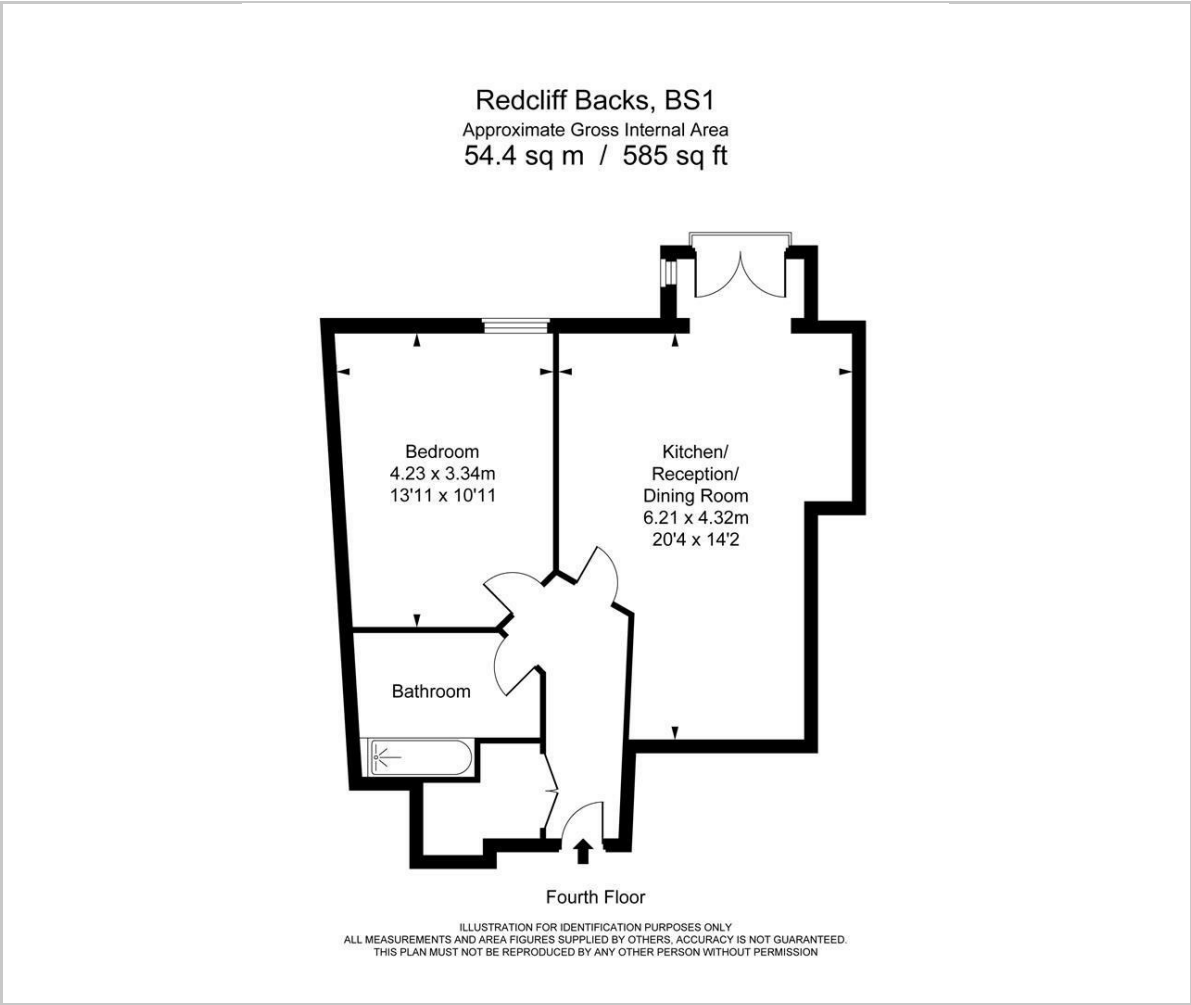
The apartment would make an excellent investment property, with the current market rent being £1,400 - £1,450 pcm.



Council: Bristol Band: C
Council Tax Cost 2025/2026 - £2,296.79 per annum
Service charge £1,600 per annum
Ground rent £300 per annum
Building insurance £900-£1,300 per annum



Floor Plan



Viewing

Please contact our Bruton Property Office on 0207 459 4696 if you wish to arrange a viewing appointment for this property or require further information.

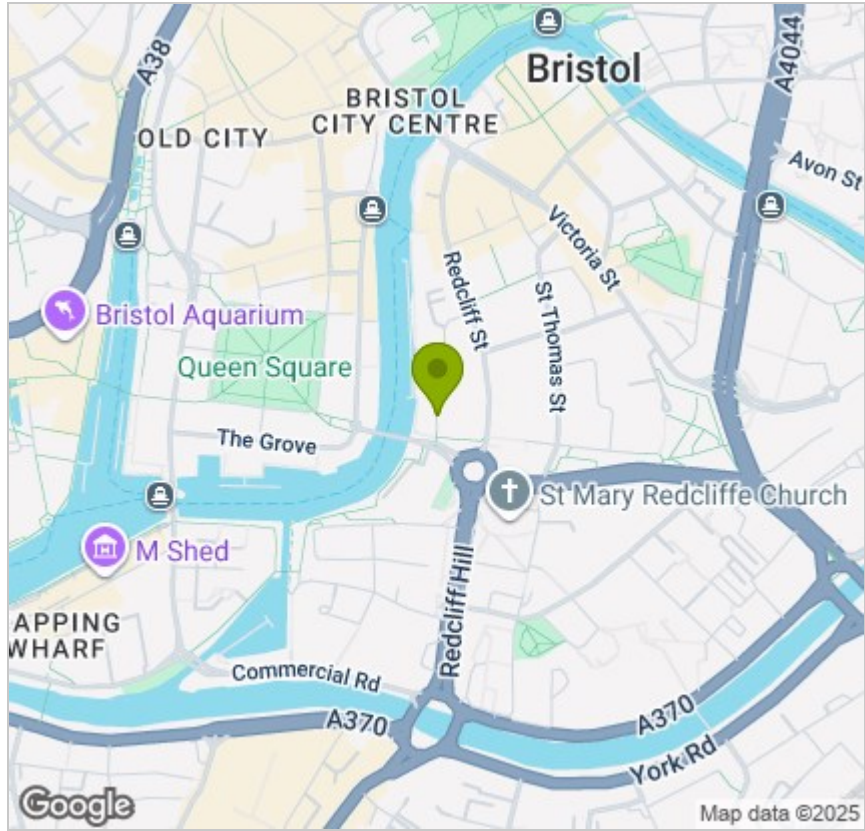
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Area Map



Energy Efficiency Graph

