



20 Westgate, Caledonian Road

Guide Price £400,000

RICHARD
HARDING

20 Westgate, Caledonian Road

Harbourside, Bristol, BS1 6JR

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In the heart of Bristol on the historic floating harbour; a spacious 2 double bedroom, 2 bath/shower room, modern waterside and easy access ground floor waterside apartment, of circa 890 sq. ft. with semi open-plan kitchen entertaining space (26ft x 15ft) and broad 33ft private courtyard plus secure allocated parking.

Key Features

- Westgate is an iconic landmark building situated within the sought after Point development on the south side of Bristol's floating harbour and benefits from electric central heating, powder coated aluminium double glazed windows and doors, lift and stairwell access and an underground bike store.
- The area surrounding the development has undergone a dramatic transformation in recent years and now offers a variety of places to visit, including S.S. Great Britain, the M-Shed museum and the many Cargo restaurants, cafés and shops on Wapping Wharf. There are attractive local walks including around Harbourside, along the River Avon and to Leigh Woods or Ashton Court. Bristol Temple Meads station is also within walking distance.
- A very peaceful apartment, as it faces a pedestrian use area and the harbour beyond, with no vehicular traffic.
- **Accommodation:** reception hall, open-plan kitchen entertaining space (26ft x 15ft), 2 double bedrooms (one with en-suite shower room), plus additional shower room.
- **Outside:** broad 33ft private courtyard with ample space for garden furniture and potted plants, secure underground allocated parking space, communal bike store and bin stores.
- A rare opportunity to acquire a very special 2 double bedroom waterside ground floor apartment with generous outside space on Bristol's historic floating harbour.

ACCOMMODATION

APPROACH: from the main entrance, a video entrance control system with door opening through to the communal hallway, to one side of the stairs and internal door with private door immediately on the right hand side. Door to:-

RECEPTION HALL: a most welcoming entrance to this spacious apartment, having wood effect flooring, moulded skirtings, inset ceiling downlights, wall mounted thermostat control, radiator, wall mounted video entry control system. Cloakroom cupboard with wall light and shelf. **Airing Cupboard** with wall mounted boiler and hot water cylinder with slatted shelf. Double doors leading through to the open-plan kitchen/breakfast/sitting room. Doors with moulded architraves and stainless steel door furniture, opening to:-

SHOWER ROOM/WC: (10'10" decreasing to 7'7" x 6'4") (3.30m/2.31m x 1.93m) walk in style shower with built in shower, hand held shower attachment and an overhead waterfall style shower. Low level dual flush wc with concealed cistern. Wall mounted wash hand basin with mixer tap. Wood effect tiled flooring, moulded skirtings, heated towel rail/radiator, complementary shelf with wall mounted mirror and shaver point, inset ceiling downlights, extractor fan.

BEDROOM 1: (13'4" x 10'2") (4.06m x 3.10m) virtually wall to wall and floor to ceiling powder coated aluminium double glazed window overlooking the private garden. Moulded skirtings, radiator, two built in wardrobes with hanging rail and shelving. Door with moulded architraves and stainless steel door furniture, opening to:-

En-Suite Shower Room/WC: (7'10" decreasing to 4'11" x 6'0") (2.39m/1.50m x 1.83m) recessed shower cubicle with glass door, built in shower unit and wall mounted shower head. Low level dual flush wc with concealed cistern. Wall mounted wash hand basin with mixer tap. Complementary shelf with wall mounted mirror and shaver point, moulded skirtings, fully tiled walls, heated towel rail/radiator, inset ceiling downlights, extractor fan.

BEDROOM 2: (13'4" x 10'0") (4.07m x 3.04m) virtually wall to wall and floor to ceiling powder coated aluminium double glazed window overlooking the private rear garden. Moulded skirtings, radiator, ceiling light point.





OPEN-PLAN KITCHEN/BREAKFAST/SITTING ROOM: (26'5" x 15'5" decreasing to 11'11") (8.05m x 4.70m/3.63m) virtually full width and floor to ceiling powder coated aluminium double glazed window overlooking the private rear garden with door providing access onto. Base level sleek gloss handleless cabinets and drawers, roll edged wood effect worktop surfaces with matching upstands, wall mounted shelving, integral microwave, integral dishwasher, stainless steel sink with draining board to side and mixer tap over, electrical sockets for cooker and washing machine (both having been disconnected/removed as not required), moulded skirtings, radiator, inset ceiling downlights, four wall light points.

OUTSIDE

PRIVATE REAR GARDEN: (33'4" X 11'11") (10.15m x 3.63m) enjoying a good amount of privacy with easterly facing orientation and southerly facing side aspect. Flanked by an established row of pleached trees maintained by the management company. Designed for ease of maintenance and paved with ample space for garden furniture and potted plants. Outside water tap and two wall light points.

UNDERGROUND PARKING AREA: there is an allocated space, communal bike store and bin store.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

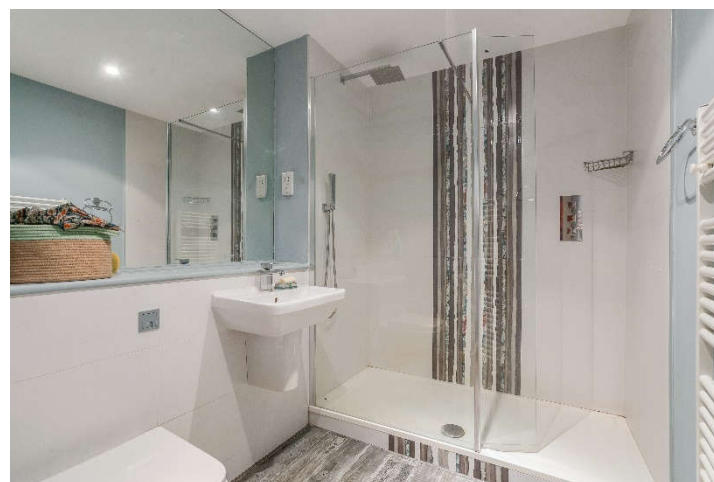
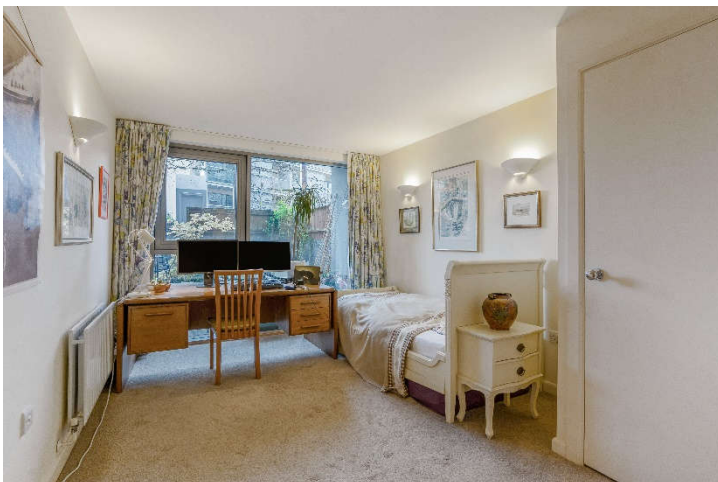
TENURE: it is understood that the property is leasehold for the remainder of a 999 year lease from 1 May 2000. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £325.67 with a ground rent payable of £200 per year. This information should be checked by your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: D

PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum E rating**, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- 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.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

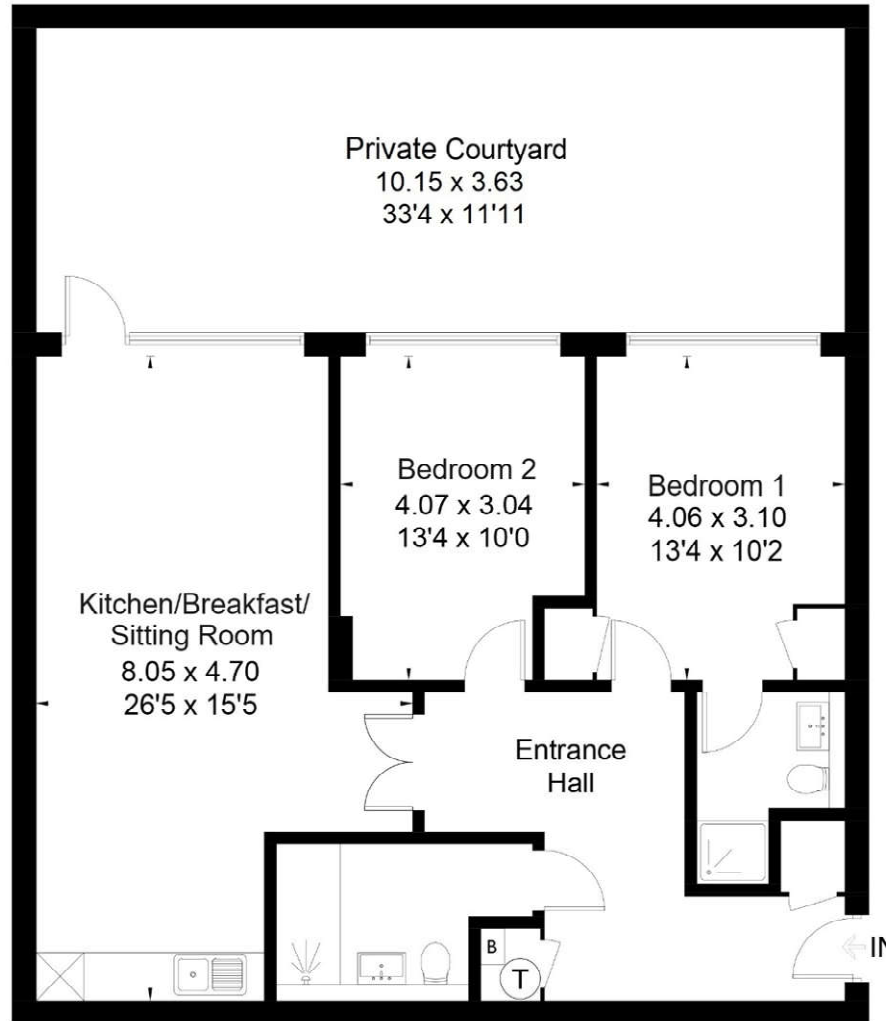


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

Westgate, Caledonian Road Bristol, BS1 6JR

Approximate Floor Area = 82.6 sq m / 889 sq ft
(measurement excluding courtyard)



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #67469