



47 Anchorage, Gaol Ferry Steps  
Guide Price £400,000

RICHARD  
HARDING



# 47 Anchorage, Gaol Ferry Steps

Wapping Wharf, Bristol, BS1 6UW

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**A 2 double bedroom, 2 bathroom, purpose built waterside apartment with private balcony and allocated parking space.**

## Key Features

- Local facilities at Wapping Wharf are second to none within the new development of the historic Harbourside nearby, with easy strolls to local shops, cafes, restaurants and bars as well as theatre, museums, and shows. Central Bristol has offices and work opportunities within a short walking distance.
- Single allocated parking space in underground gated parking accessed from Museum Street.
- Engineered oak flooring through the hallway and open plan kitchen/living area, aluminium double glazed windows throughout all facing the harbourside, quartz worktops, integrated appliances and MVHR and centralised heating system.
- The flat is most notable for its enclosed private balcony, high efficiency, allocated parking and balanced layout with two double bedrooms and bathrooms.
- No onward chain making a prompt move possible.

## ACCOMMODATION

**APPROACH:** the property is approached from the Wapping Wharf commercial district on foot up a flight of steps to an electronically controlled gated entrance with intercom entrance system. This opens to an open central courtyard and upon entering this area a further communal entrance can be found immediately on the right hand side providing access to this section of the building. A staircase or lift then provides access to the first floor of 5 floors with signs clearly indicating the location of the apartment. Private entrance into:-

**ENTRANCE HALLWAY:** (10'3" x 9'3" max dimensions) (3.11m x 2.83m) a generally T shaped hallway with engineered oak flooring throughout, which extends through to the sitting room and kitchen and provides access to all principal rooms. Video entry phone system recessed into wall with BT Openreach telephone point below, wall mounted radiator, built-in storage cupboard housing heat recovery system at head height and electrical consumer unit. Automatic motion activated lighting throughout the hallway.

**Utility Cupboard:** with wooden slatted shelving at half wall height, wall mounted Evox hot water heater, with space and plumbing for washing machine below.

**OPEN PLAN KITCHEN/LIVING SPACE:** (21'0" x 16'0") (6.40m x 4.87m) measured as one, but described separately as follows:-

**Kitchen:** wooden flooring continues. Eye level kitchen units with splashback walls, integrated wall sockets and isolator switches for kitchen appliances. Square edged quartz worktops with inset 1 1/3" stainless steel sink with mixer tap and drainer integrated into worksurface. Floor level kitchen units. Integrated appliances include Bosch 4 ring electric hob with electric oven below and extractor hood over, slimline Zanussi dishwasher, Zanussi fridge/freezer and head height Bosch microwave.

**Living Area:** the room widens into the living area with the focal point being the aluminium double glazed doors directly overlooking Wapping Wharf at first floor level and opens onto private enclosed balcony. Dual radiators and wall mounted heating controls.

**BEDROOM 1:** (14'2" x 11'6") (4.31m x 3.50m) aluminium double glazed floor to head height opening window facing Wapping Wharf with radiator on opposing wall, built-in double wardrobes and internal door through to:-

**En-Suite Shower Room/WC:** shower cubicle with tiled enclosure, screen and mains fed mixer shower, wc with concealed cistern and double flush, hand basin set into work surface, fixed wall mirror, tiling extends from the shower, chrome radiator on opposing wall and extractor, tiled floor.

**BEDROOM 2:** (10'8" x 10'7") (3.24m x 3.22m) aluminium double glazed floor to head height opening window facing Wapping Wharf, built-in double wardrobe, radiator.







**BATHROOM/WC:** acrylic bath with tiled enclosure with mains fed mixer shower and screen, wc with concealed cistern and double flush, hand basin into work surface with tiled surround, fixed wall mirror, shaving point, medicine cabinet, chrome radiator on opposing wall, tiled flooring and extractor.

## OUTSIDE

**BALCONY:** (approx. 15'9" x 6'4") (4.79m x 1.93m) a wide and fully enclosed wedge shaped balcony with tiled flooring, sliding glass openable windows directly overlooking the commercial district of Wapping Wharf with pleasant cityscape views.

**PARKING:** the property has benefit of an allocated parking space in the basement area of the building with electronically controlled gated entrance. This is accessible via vehicular entrance from Museum Street or staircase or lift direct from the communal areas without having to leave the building. The parking space is numbered 41.

## 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 250 year (less 3 days) lease from 1 December 2014 with an annual ground rent of £300 p.a. which is linked to the RPI. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that the annual service charge is £2,719 p.a. This information should be checked by your legal adviser.

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

### PLEASE NOTE:

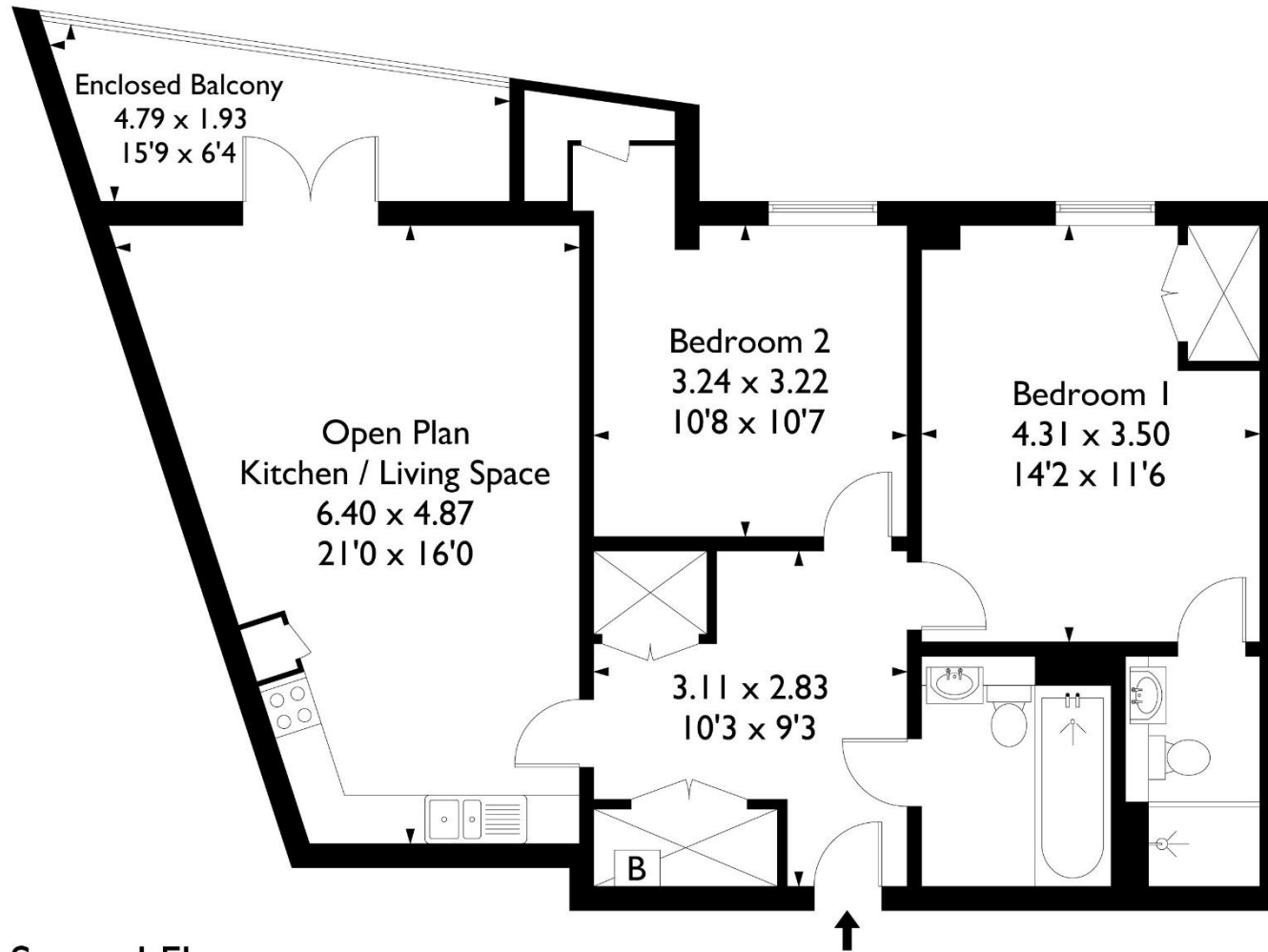
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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.



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

# Anchorage, Gaol Ferry Steps, Wapping Wharf, Bristol BSI 6UW

Approximate Gross Internal Area = 74.61 sq m / 803.09 sq ft



## Second Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.