



Central Quay North, Broad Quay, Bristol, BS1 4AU

welcome to

Central Quay North, Broad Quay, Bristol

INVESTORS ONLY An exceptional apartment! This property is very well presented and has a private balcony. The ceiling spotlights, underfloor heating and well-equipped kitchen all add to the 'high-end' feel the new owner will undoubtedly be looking for. Offered for sale with **NO ONWARD CHAIN.**



Central Quay North, Bristol Ground Floor

Communal Entrance

Secure entry system. Stairwell and lift to all floors.
Well presented and welcoming.

Third Floor Entrance Hall

Door from communal hallway. Phone entry system.
Wooden flooring and skirting boards with large
fitted door mat at point of entrance. Water tank
located part-occupies the useful airing cupboard.
(The hallway at maximum length measures 12.1 ft by
4.11 which adds to the feeling of space).

Living Room / Kitchen

18' 2" max x 13' 11" max (5.54m max x 4.24m max)
Double glazed window to courtyard aspect. Wooden
floors with underfloor heating. Skirting boards and
ceiling spotlights. The living and kitchen space is
divided perfectly with plenty of room for a dining
table and additional furniture.

Fitted kitchen including a dishwasher. Also includes
an electric hob/oven, integrated microwave, and a
built-in full length fridge/freezer.

Bedroom

14' 9" max x 8' 7" (4.50m max x 2.62m)
Double glazed double French doors to balcony.
Skirting boards, fully carpeted and ceiling spots
lights. There are also double fitted wardrobes.

Bathroom

7' 2" x 6' 5" (2.18m x 1.96m)
White bathroom suite comprising of 'floating' wash-
hand basin, bath and mixer taps with shower up and
over. Tiled floor and part tiled walls. Shaver point,
spots lights, extractor fan and heated towel rail. The
'hidden cistern' W.C completes the look.



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welcome to

Central Quay North, Broad Quay, Bristol

- Prime City Centre Location
- Adjacent to Bristol's Floating Harbour
- Third Floor Flat
- Open Plan Living Room / Kitchen
- Double Bedroom with Balcony

Tenure: Leasehold EPC Rating: C

offers in excess of

£220,000



Please note the marker reflects the postcode not the actual property

view this property online [allenandharris.co.uk/Property/CLI107566](https://www.allenandharris.co.uk/Property/CLI107566)

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
CLI107566 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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