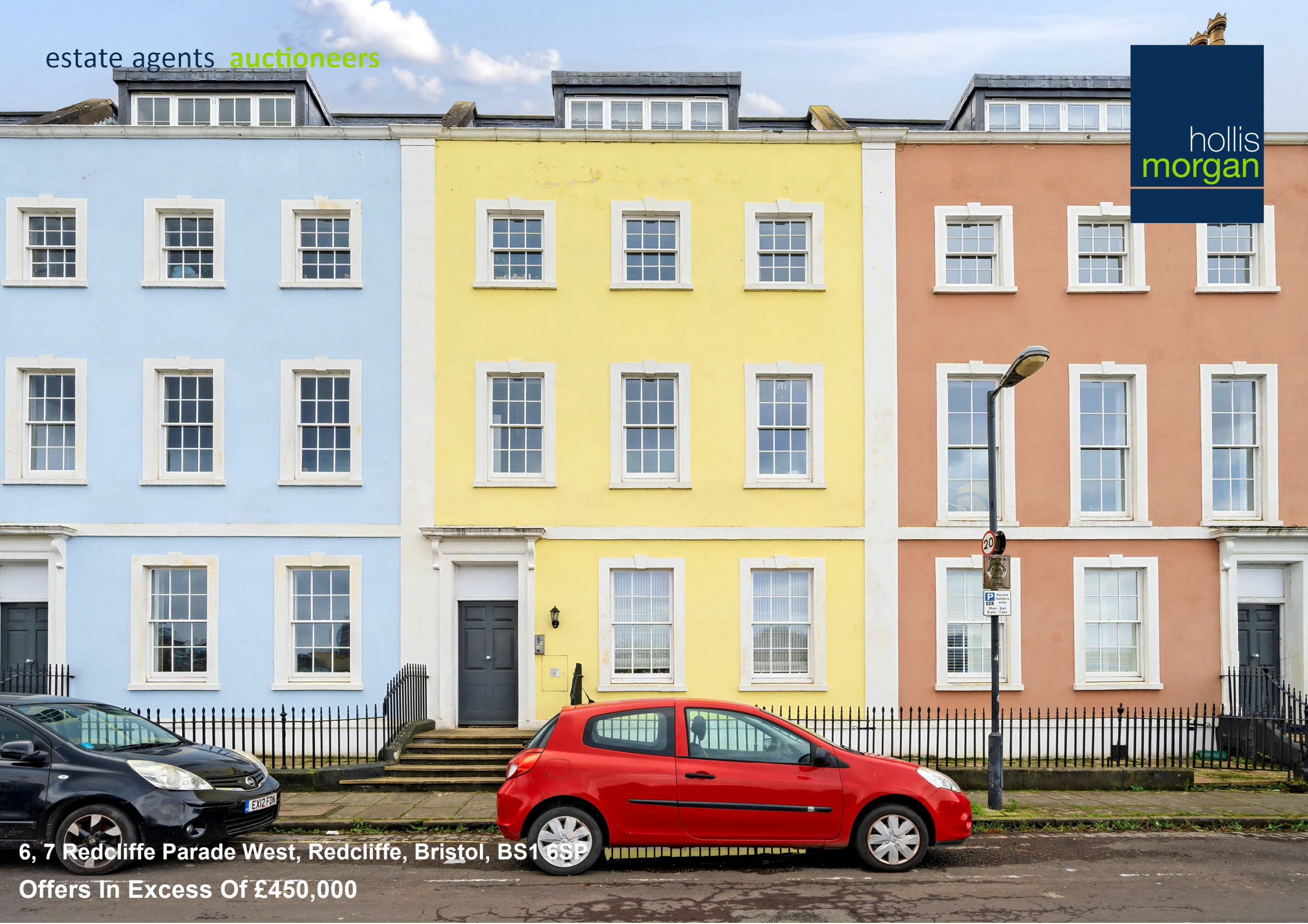


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**6, 7 Redcliffe Parade West, Redcliffe, Bristol, BS1 6SP**

**Offers In Excess Of £450,000**

A tastefully finish period conversion with water views, parking and lift access.

- Outstanding Views
- No Onwards Chain
- Iconic Location
- Award Winning Developers
- Harbourside Outlooks
- Allocated Parking
- Luxury Apartment
- Two Spacious Double Bedrooms
- Elegant Specifications
- Georgian Townhouse

#### Redcliffe Parade West

Recognised as one of Bristol's most commanding architectural landmarks, this rank of Georgian townhouses offers a selection of superb luxury apartments. Combined with exceptional views spanning across the entirety of Bristol and its ever-evolving skyline, yet being just a stone's throw from the bustling harbourside and everything it has to offer.

Dating back to 1768 the property has undergone various uses throughout history, more recently renovated and converted by award winning developers 'Change Living'.

#### The Property

Upon entry to the building, you are welcomed by an elegant entrance hallway, the finely tiled flooring and grand high ceilings set the foundations of the quality to come. Leading via a communal stairwell or lift, No.6 is located on the 2nd floor.

Greeting you into the apartment is a bright and open hallway which flows through the centre of the property, each room is as enticing as the next. A vast main reception room spanning 21x16ft is notably the most attractive space within the property, providing the necessary room to design and furnish as you see fit, combined with expansive views across the harbourside.

Furthermore, immediately off but separated from the living room an impressive kitchen has been designed and implemented with exceptional quality, a timeless Neptune Chichester kitchen has been fitted with English white quartz worksurfaces, under cupboard LED lighting and Neff integrated appliances.

Accommodation in the property presents two immaculate spacious double bedrooms. The principal room benefits from stylish fitted wardrobes combined with the convenience of an en-suite bathroom with a large walk in shower. Located on the opposite side of the property is the second bedroom which works as an excellent guest bedroom or home office with a lavish family bathroom adjacent fitted with Porcelanosa sanitary ware and marbled tiling.

Extra benefits of this property include a practical utility/laundry room, an undercover parking space positioned behind secure electric gates, and bike storage.

#### Location

Redcliffe Parade West is sat prominently on an elevated road overlooking the water and Redcliffe Quay and very conveniently located to take advantage of the City Centre and notably, a 0.4 miles walk to Bristol Temple Meads with 1.5 hour journey time into London (Paddington Station).

Wapping Wharf has rapidly become a much-loved part of Bristol, reflecting the independent spirit for which Bristol has become famous. From sourdough pizzas to organic fruit and vegetables, and from freshly baked bread to specialist coffees, Wapping Wharf is home to a plethora of independent eateries, spanning everything from fine dining to street food. The neighbourhood is also a popular shopping hotspot, with a florist, bookshop, art gallery and clothing shop among the array of places to explore. Visitors are truly spoilt for choice with a barber's, yoga studio, massage and nail studio also based in this flourishing quarter. Gaol Ferry Steps, the tree-lined, pedestrianised route running through Wapping Wharf, has cafes, restaurants and shops located along either side, while CARGO brings together a range of independent traders housed within converted shipping containers. The area is located on the edge of Bristol's beautiful waterfront, with views across the glistening harbourside.

#### Further Information

Tenure - Share of Freehold  
Lease Years Remaining - 245  
Service Charge - £2257 Per Annum + £562 Fund Reserve

#### Please Note

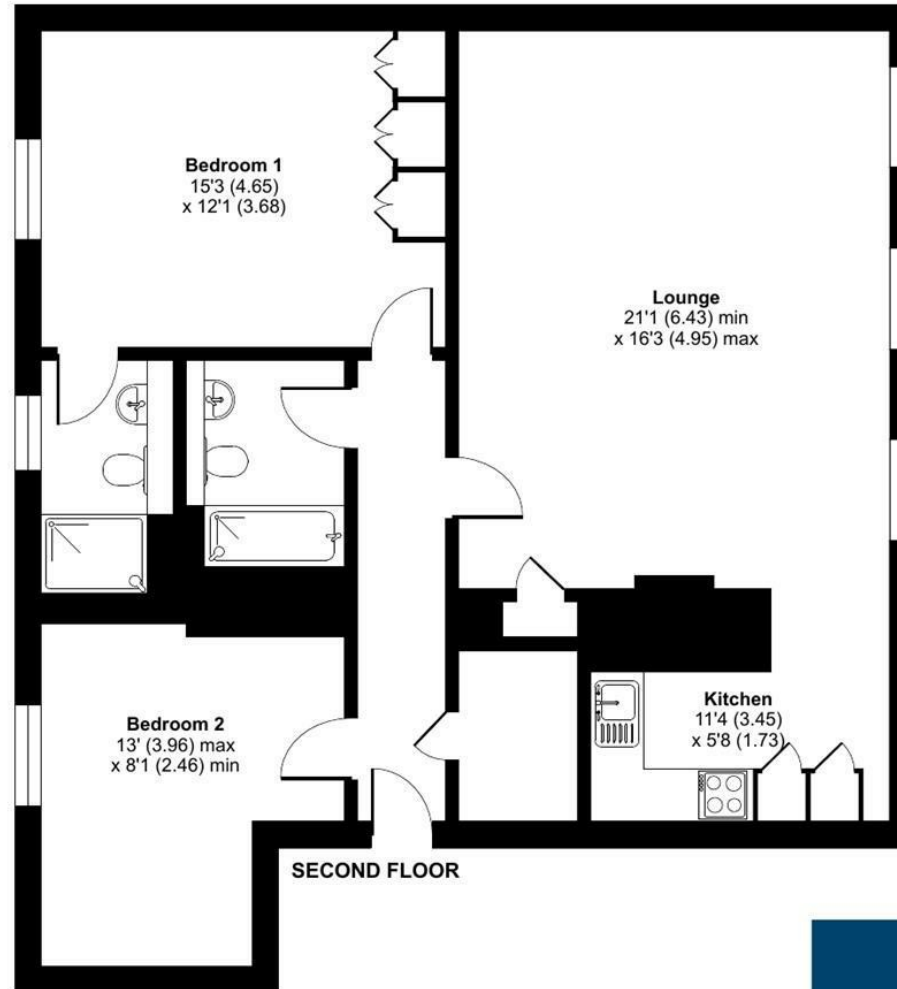
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# Redcliffe Parade West, Bristol, BS1

Approximate Area = 1009 sq ft / 93.7 sq m

For identification only - Not to scale



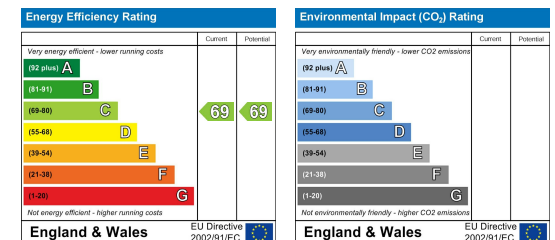
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3chemom 2023. Produced for Hollis Morgan. REF: 1060843



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