



6, Portland View Dean Street, Bristol, BS2 8FE

£350,000

A well appointed and highly practical 3 bed/2 Bath apartment located in a ideal location.

- Modern Apartment
- Three Bedrooms
- Two Bathrooms
- Central Location
- No Onward Chain

#### The Property

This spacious and modern apartment is located on upper floors of this sought after purpose built development, situated a few yards from the popular and attractive Portland Square and within very easy reach of the City Centre, Cabot Circus, Temple Meads train as well as Bristol Uni and the BRI.

The open plan living space is generous in size and bright thanks to a full height window. The kitchen consists of a range of white gloss wall and base units, laminated work surfaces and stainless steel sink. In addition, there is a range of integrated appliances including electric hob, oven, extractor hood and fridge freezer.

All three bedrooms have built in wardrobes and large floor to ceiling windows with the master bedroom further benefitting from an en-suite shower room with heated towel rail.

A tiled family bathroom completes the accommodation and provides a mains fed shower over bath, basin, low level WC and heated towel rail.

Constructed only 8 years ago, the property and building is still in fantastic condition throughout and has the added benefit of the remainder of the original 10 year new homes warranty.

#### Location

The property is situated in the centre of the City which is the heart of Bristol, with the Hippodrome, Colston Hall, Bristol Shopping Quarter at Cabot Circus, the characterful Christmas Steps, Corn Street and St Nicholas Market all within walking distance. There is also easy access to Temple Meads train station, Bristol University and the BRI. Nearby Millennium Square acts as a gateway to the neighbouring harbourside with its fountains and big screen as well as world class attractions such as Brunel's SS Great Britain, We The Curious, Bristol Aquarium, the Arnolfini, Spike Island, the Watershed and the M Shed.

#### Further Information

Leasehold: residue of 999 years from 2016

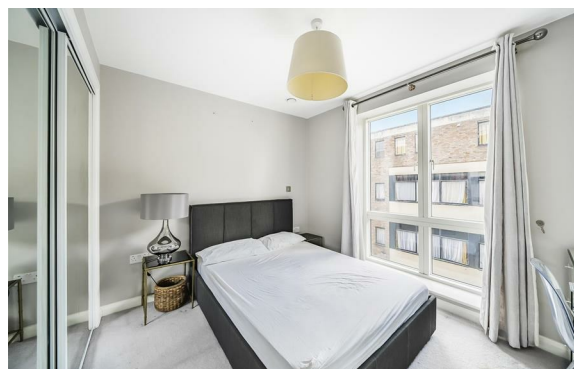
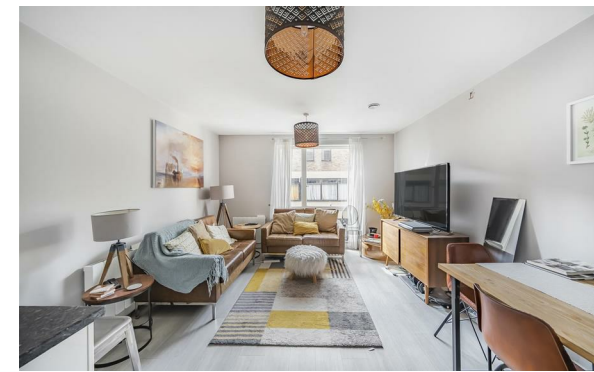
Management Fee: £148pcm

Ground rent: £280 per annum

Council Tax Band: TBC

#### Please Note

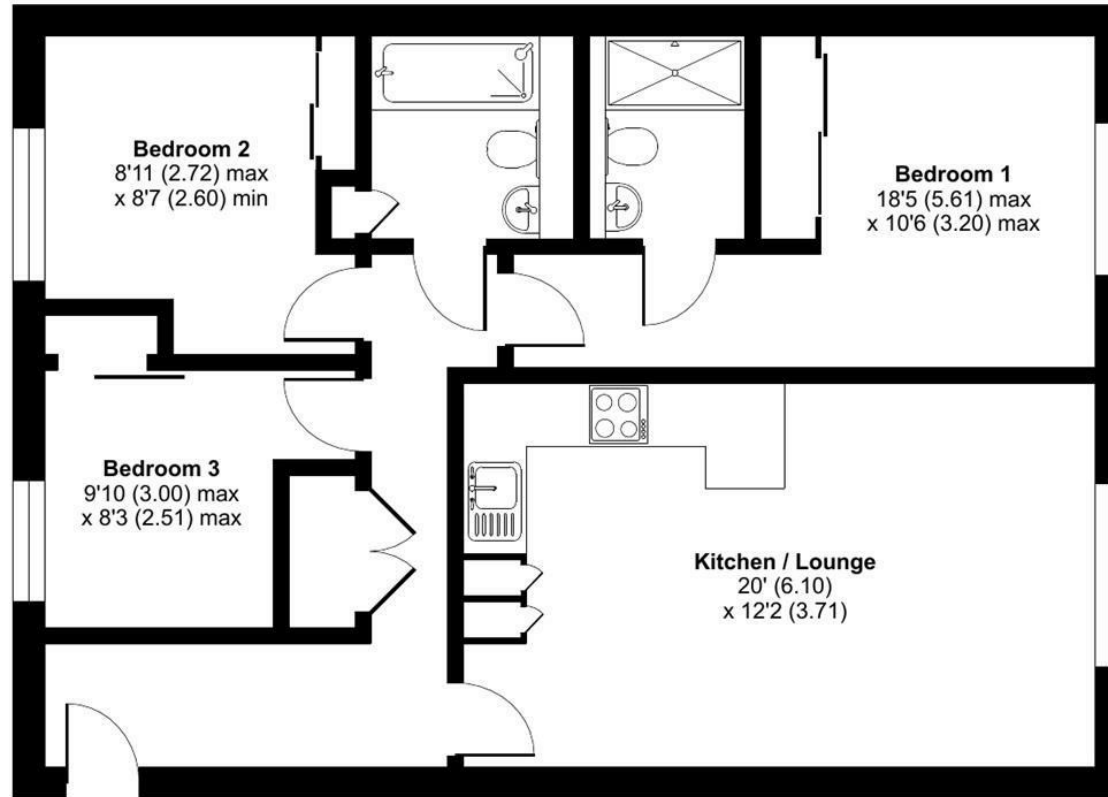
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# Portland View, Dean Street, Bristol, BS2e

Approximate Area = 770 sq ft / 71.5 sq m

For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Hollis Morgan. REF: 1159545



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
85	85		

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