

estate agents **auctioneers**

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8, Ropemaker Court Lower Park Row, Bristol, BS1 5BN
Offers In Excess Of £400,000

A spacious (1000 sq ft) conversion situated in the ever popular " Ropemaker Court" with gated secure allocated parking, moments from the city centre.

- Two spacious double bedrooms
- Allocated parking behind secure gates
- Spacious open plan reception room
- Modern conversion
- Immaculate condition
- Master bedroom with ensuite shower room
- Prime central location

The Property

A superb 2-bedroom apartment located on the top floor of Ropemaker Court building situated conveniently in Bristol City Centre.

Upon entry to the flat, the hallway opens up to a spacious and bright open plan kitchen/ reception room to the right. The sleek fitted kitchen is equipped with high end appliances including a fridge freezer, dishwasher, electric hob and oven. It also provides plenty of work surfaces with the central island and worktops. The large reception area offers a versatile space for delineation between a dining and lounge area.

The accommodation further unfolds with two generously proportioned double bedrooms. Notably, the master suite boasts an en-suite shower room, complete with a large main fed shower cubicle, basin, WC and heated towel rail. A bright bathroom serves the flat whilst a large cupboard offers ample space for storage. Finally, the flat comes with an allocated parking space.

Location - City Centre

The Centre is the heart of the City with constant action on offer from the Hippodrome and Colston Hall, Bristol Shopping Quarter at Cabot's Circus to the characterful Christmas Steps, Corn Street and St Nicholas Market. 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.

Other Information

Leasehold: 242 years remaining from 01/01/20216

Management Fee: £2,300 pa

Management company: HML Ltd

Council Tax Band: C

Please Note

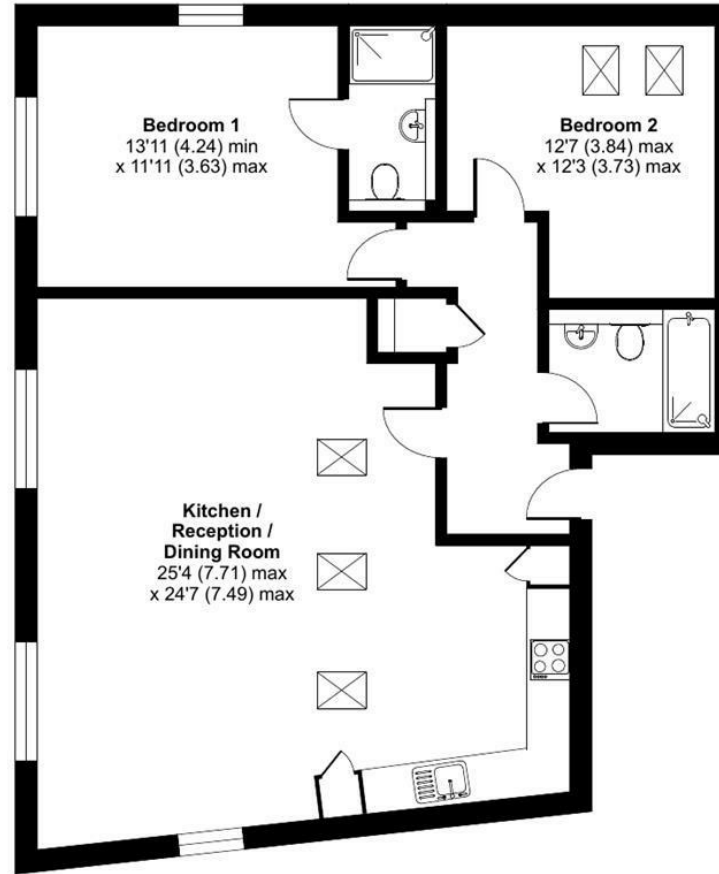
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Ropemaker Court, Lower Park Row, Bristol, BS1

Approximate Area = 1018 sq ft / 94.6 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Hollis Morgan. REF: 1198516



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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | | | |
|---|-------------------------|--|---|-------------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | | England & Wales | | |
| | EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | |

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