

estate agents **auctioneers**

**hollis  
morgan**

3, Balmoral House Canons Way, Harbourside, Bristol, BS1 5LN  
£220,000



A fantastic one bedroom apartment in the vibrant Harbourside with LARGE PRIVATE TERRACE. No Chain.

- Sought after Harbourside location
- Purpose Built Apartment
- Newly redecorated
- Substantial terrace
- Newly Installed Kitchen
- Ideal first time buyer purchase
- No Onward Chain

**The Property**

A very attractive one-bedroom apartment in a purpose-built block of flat in the heart of the vibrant Harbourside. Recently re-decorated to a high standard, the property features a newly installed Quaker-style kitchen that combines both style and functionality. With ample storage in the form of floor and wall units, it is equipped with a built-in fridge freezer, gas hob, electric oven, and extractor fan. The sleek grey cabinetry is complemented by a rich solid woodwork surface, perfect for meal preparation. The kitchen flows effortlessly into a spacious area that accommodates both dining and relaxation, with a large glass door leading out to a generous terrace, filling the room with an abundance of natural light.

The double bedroom is equally impressive, benefiting from a floor-to-ceiling window that opens onto the wide terrace, creating a light and airy atmosphere.

The fully tiled shower room offers a modern low-level WC, a sleek basin with a mixer tap, and a generous shower cubicle, as well as a radiator for added comfort.

A convenient fitted cupboard off the corridor houses the hot water tank. The apartment is finished with engineered wood flooring in the reception area and hallway, adding warmth and texture, while plush carpeting in the bedroom ensures comfort underfoot.

**Location - Harbourside**

Once a busy dock where sailors and merchants would trade goods and set sail for voyages of discovery, Bristol's Harbourside has undergone a huge transformation and is now an attractive, modern development with excellent amenities and access to the rest of the City. The area is alive with the buzz of Sunday markets, waterside restaurants and bars and a whole host of sports and activities including yachting, paddle boarding, and rowing. Millennium Square acts as a central hub, 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.  
Ground rent: £150 pa  
Management Fee: circa £195 pcm  
Council Tax Band: C

**Please Note**

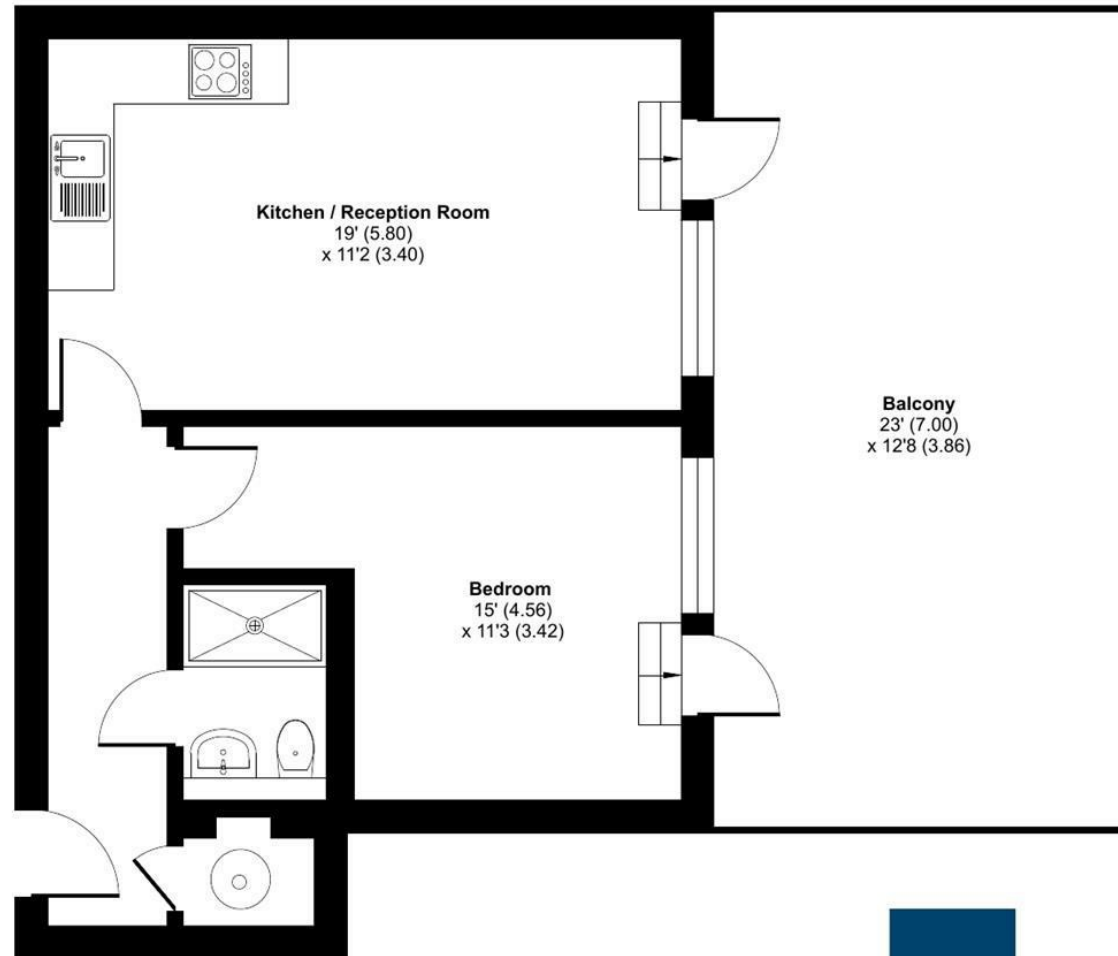
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. 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 note that in some instances the photographs may have been taken using a wide angle lens.



# Canons Way, Bristol, BS1

Approximate Area = 465 sq ft / 43.1 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hollis Morgan. REF: 1375375



TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk) | [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)

Hollis Morgan Property Limited, registered in England, registered no 7275716  
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

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

hollis  
morgan

---