

## Sugar House, Harbourside Asking Price £430,000

- Two Bedroom Ground Floor Apartment
- Beautifully Presented
- Modern and Contemporary
- Spacious Open Plan Kitchen/Living Area
- Master Bedroom with En-Suite Bathroom
- Built In Wardrobes in Both Bedrooms
- Modern Family Bathroom
- Allocated Parking Space
- Fantastic Harbourside Location

### SUMMARY

This modern two-bedroom ground floor apartment is situated in a fantastic location near the harbourside. Number 3 is well presented throughout and briefly comprises of a spacious kitchen/living area, family bathroom and two bedrooms, with the master bedroom benefitting from an en-suite bathroom. The kitchen/living area is the hub of the home and finished with high gloss base and wall unit. Integrated appliances include a fridge freezer, dishwasher, induction hob with extractor above and eye-level oven. There is a secure underground parking space that can be accessed from inside the building. This apartment is perfect for city living and it is close to all amenities.

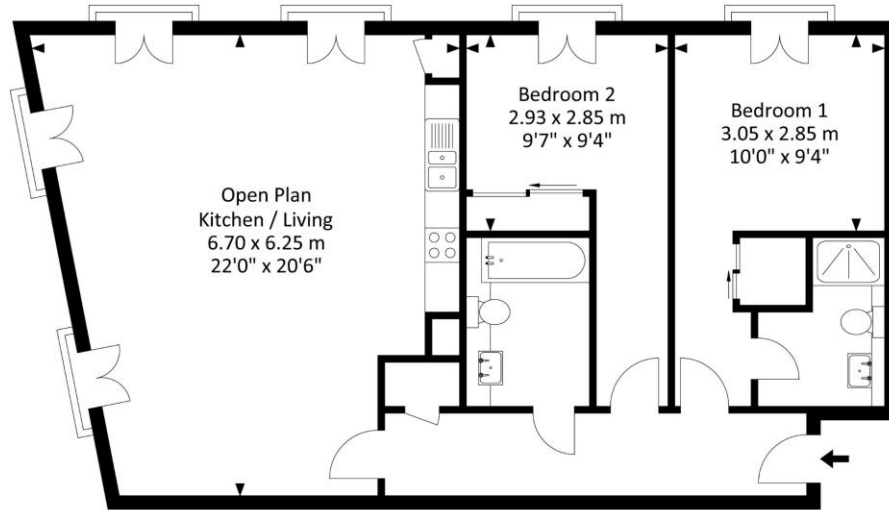
### LOCATION

The property is within walking distance of cultural venues such as The Tobacco Factory, Bristol Old Vic, Bristol Beacon, and also Temple Meads train station. Extensive shopping is available just over 1 mile away; with a Harvey Nichols, Marks and Spencers and Showcase Cinema. Clifton Village is a little under 2 miles to the west, while the Ashton Court Estate (2.5 miles) provides 850 miles of open parkland.



# Sugar House, French Yard BSI 6SZ

Approx. Gross Internal Area  
835.50 Sq.Ft - 77.60 Sq.M



For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



**Tenure Leasehold**

**EPC Rating B**

**Council Tax Band D**

**Services Mains Electric and Water**

Clifton : 01179 744 766  
Long Ashton : 01275 393 956  
Southville : 01174 523 700

