



MAGGS  
& ALLEN

FLAT 51 BALMORAL HOUSE CANONS WAY  
CITY CENTRE, BRISTOL, BS1 5LN  
Asking Price £475,000

A beautiful, two bedroom penthouse apartment with a large, private terrace enjoying views over Bristol and beyond.

### Property Details

The apartment is accessed via a communal doorway to all flats in the building and a lift to all levels. Upon entering the flat, you are greeted by a large hallway that has access to the all rooms and built in storage. To the front of the flat is the large and uniquely shaped living space, including a circular dining area which has a beautiful high ceiling and views out to the balcony. This reception room is currently split to make an office space, a living area with a corner sofa and the dining area. Going through to the kitchen, there is access not only to the balcony, but 'jack and jill' doorways from the living room and entrance hallway. The kitchen has wall and floor matching units also housing built in appliances including the dishwasher, double oven and induction hob.

Both bedrooms have access privately through to the roof terrace. The master bedroom is a great size and has access to an ensuite which includes a shower cubicle, WC and wash hand basin. The second bedroom is also a well-size double. Onto the bathroom, this suite comprises a bath with shower over, WC and wash hand basin.

This balcony space has areas for seating, entertaining and enjoying the scenic views. The flooring of the balcony is currently being replaced by the management company. Along with the balcony, the external works have commenced for the replacement of the render system to the external walls, this means that the building currently has scaffolding to carry out the work where this is required.

This property is perfect for buyers looking to be in close proximity to the city centre.

### Location

The City Centre is the heart of Bristol, famous for numerous reasons, packed with something for everyone. Whether that be the bustling Cabot Circus and Broadmead shopping centres, the many cafes and restaurants on the harbourside or on Welsh Back, Corn Street or Park Street, or perhaps you prefer the open spaces at the historic Castle Park.

The city centre is also well-known for its street art (home of Banksy!), and entertainment, being home to The Old Vic theatre and the O2 Academy. It's therefore no surprise that the city centre appeals to students, young professionals, and families alike.

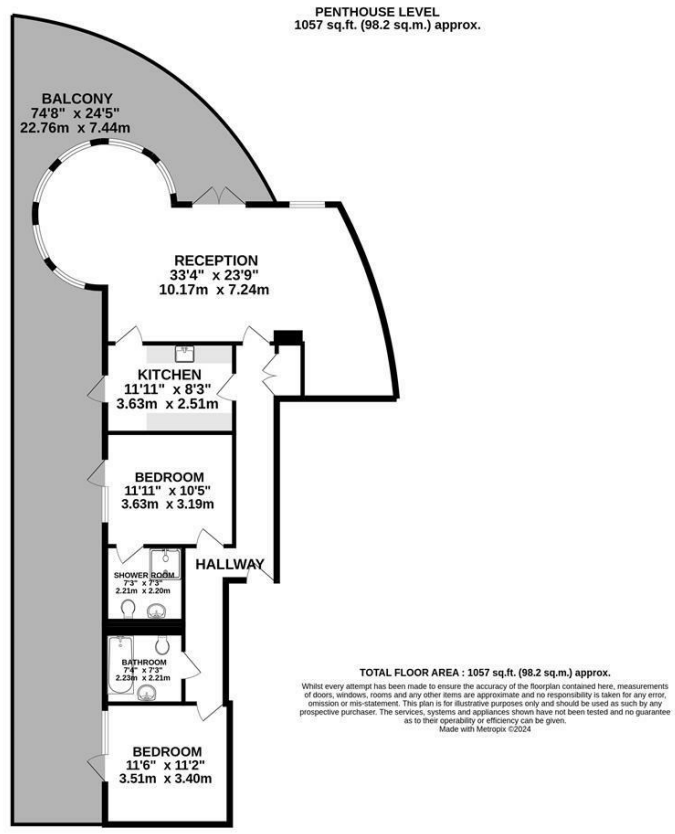
### Vendor's Comments

"Living in Harbourside is a unique experience. Within a stones throw we have Millennium Square which holds all sorts of events, restaurants and nightlife. Then we have the water front, easy water taxi access to shopping and other parts of the city. We are within walking distance of all Bristol's major historical sights as well as museums and art galleries. Whatever you love about Bristol, you are never far away from it living in Harbourside.

Even though we are right in the centre of all of that, we have a corner shop and local market! There are noise restrictions in place all around so we are never troubled by late night noise."

If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.





- Stunning penthouse apartment measuring in excess of 1000 sq.ft.
- Private roof terrace
- Unique design features
- Two double bedrooms
- Two bathrooms (one ensuite)
- No onward chain
- City Centre location

**Guide Price:** £475,000

**Tenure:** Leasehold

**Council Tax Band:** F

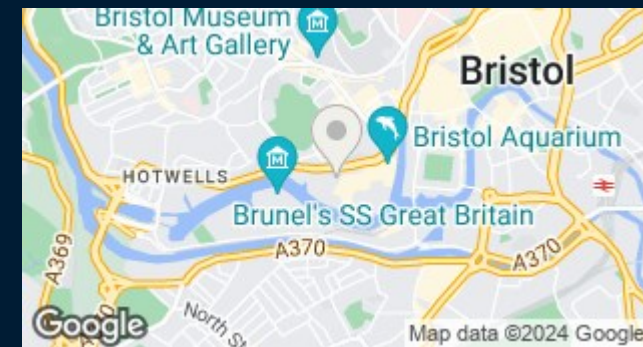
**EPC Rating:** C

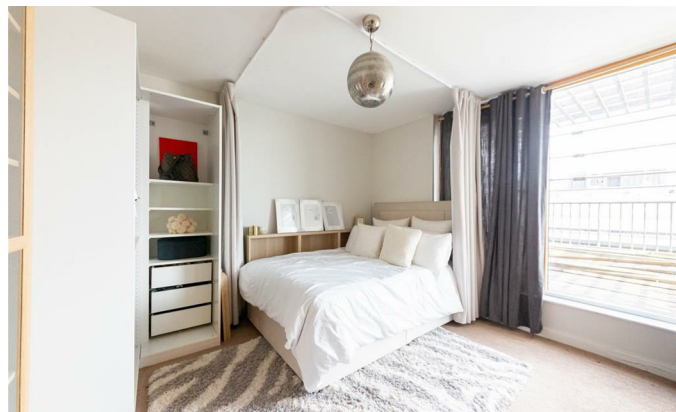
**Local Authority:** Bristol City Council

**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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