



Armada House Dove Street Bristol BS2 8LB

for sale guide price
£275,000



Property Description

A well-presented presented two-bedroom upper floor apartment set within the sought-after Armada House development, offering breathtaking city views and two private balconies.

This light and airy home has been well maintained throughout, featuring a spacious open-plan living area that seamlessly flows onto a private balcony - perfect for relaxing or entertaining while enjoying panoramic views across Bristol. The modern fitted kitchen is well-equipped, complementing the contemporary feel of the property.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from its own private balcony, providing an additional outdoor retreat with elevated views across the city. A stylish bathroom and ample storage complete the internal accommodation.

Armada House is ideally positioned in the heart of BS2, one of Bristol's most vibrant and rapidly evolving areas. Residents benefit from easy access to Cabot Circus, Temple Meads station, and the city centre, all within walking distance. The area is renowned for its eclectic mix of independent cafés, restaurants, and creative spaces, making it a popular choice for professionals and first-time buyers alike.

Further benefits include secure entry and a prime central location, making this an excellent opportunity to enjoy city living at its finest.

Entrance Hall

Living Room

15' MAX x 12' 5" MAX (4.57m MAX x 3.78m MAX)

Kitchen

10' x 7' 5" (3.05m x 2.26m)

First Floor

Landing

Bedroom 1

15' MAX x 8' 9" MAX (4.57m MAX x 2.67m MAX)

with balcony

Bedroom 2

12' 2" MAX x 9' 2" MAX (3.71m MAX x 2.79m MAX)

Permit Parking

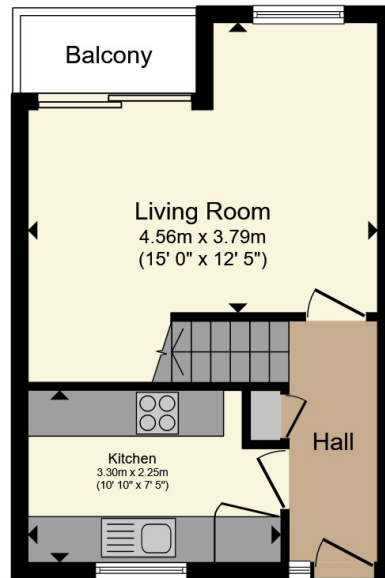
Aml

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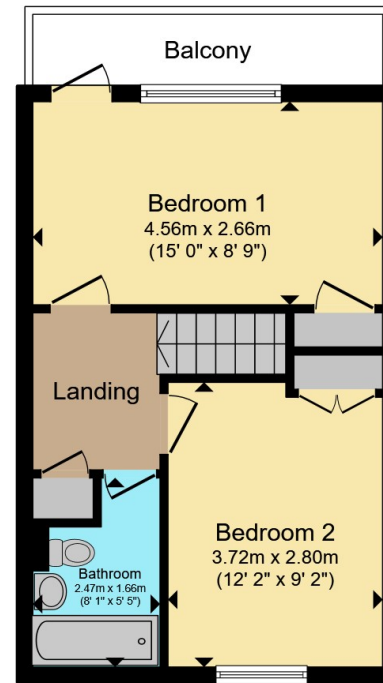








Ground Floor



First Floor

Total floor area 63.1 m² (679 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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6 Canford Lane
 BRISTOL BS9 3DH

EPC Rating: D Council Tax
 Band: A

Service Charge:
 2133.07

Ground Rent:
 10.00

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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