



## BAROSSA PLACE

BSI



## BAROSSA PLACE BS1

A contemporary coach house with vaulted ceilings, sun terrace and secure allocated parking in a peaceful location next to Bristol's waterfront.



Local Authority: Bristol City Council

Council Tax band: E

Tenure: Leasehold, approximately 991 years remaining

Service charge: Approximately £3,400 per annum

Ground rent: N/A

Guide Price: £699,000



A CONTEMPORARY COACH HOUSE FEATURING THREE DOUBLE BEDROOMS, TWO EN SUITES, A FAMILY BATHROOM AND A STUNNING VAULTED LIVING AREA OPENING ONTO AN ELEVATED SUN TERRACE.

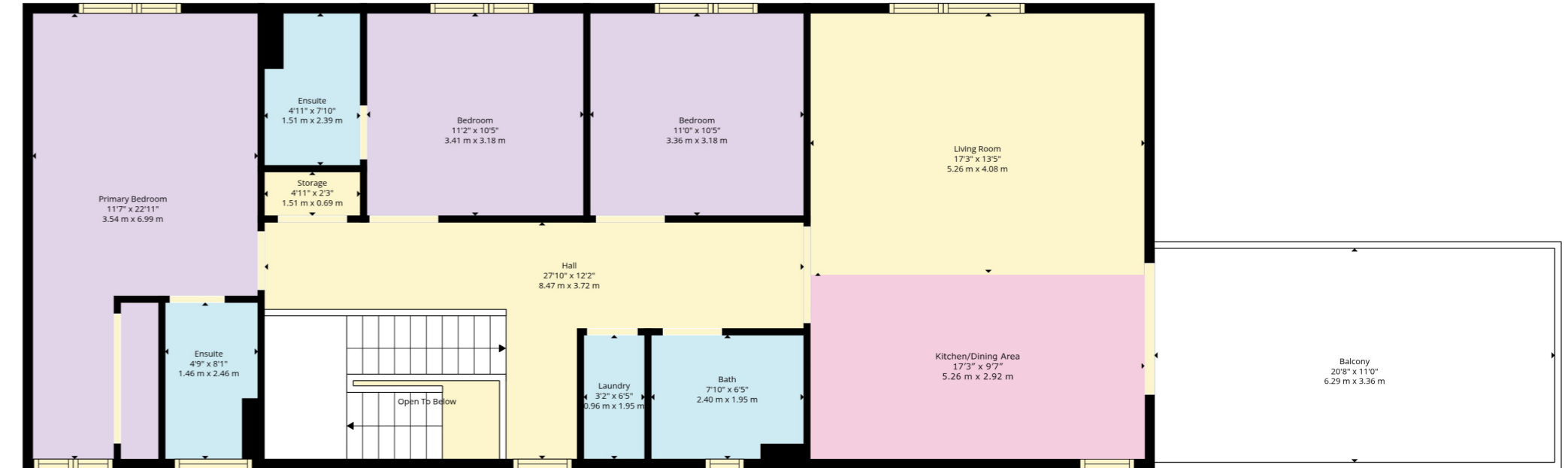
Featuring three double bedrooms, two en suites, a family bathroom and a stunning vaulted living area opening onto an elevated sun terrace. The property further benefits from secure gated parking and a separate storage studio.

A generous entrance hall leads to a central first-floor landing, opening into a beautifully bright, triple-aspect living space spanning almost 23ft. The sleek kitchen is fitted with integrated Neff appliances.

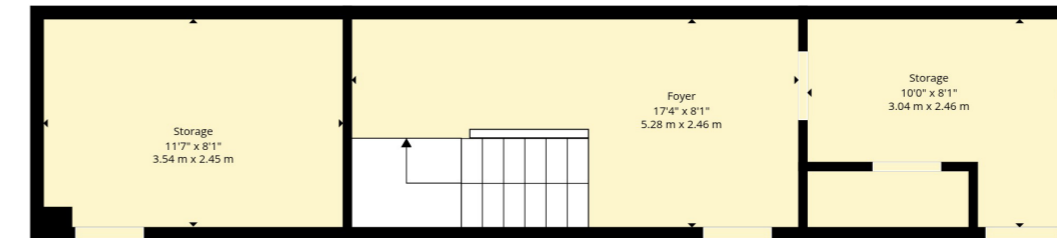
The principal bedroom offers excellent proportions, with a dressing area, built-in wardrobes and a luxurious en suite. Two further double bedrooms also feature floor-to-ceiling windows, with bedroom two benefiting from its own en suite.

Additional features include a large utility room, a private storage room adjacent to the entrance, and a versatile separate studio. A communal secure bike store is also available nearby.

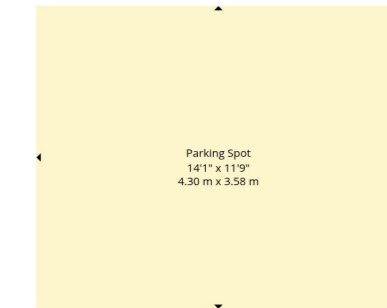




Floor 2



Floor 1



Not shown in place

(Including storage areas)  
 Approximate Gross Internal Area = 126sq m / 1355 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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