



55 Invicta, Millennium Promenade

Guide Price £250,000

RICHARD
HARDING

55 Invicta, Millennium Promenade

Harbourside, Bristol, BS1 5SW

RICHARD
HARDING

A beautifully presented upper floor 1 bedroom apartment in a purpose-built block benefitting from no onward chain making it a prompt purchase.

Key Features

- Modern apartment block with lift.
- Envidable location on Bristol Harbourside and therefore within walking distance of all central areas of Bristol. Superb cafes and restaurants nearby, and within reach of Clifton Village and Temple Meads railway station.
- **Accommodation:** communal hallway, kitchen/living room, bedroom, bathroom/wc, storage cupboard.
- No onward chain making a prompt move possible.

ACCOMMODATION

APPROACH: to the rear elevation of the building is the communal entrance, leading into the communal hallway with access to the lift. Exit on the fourth floor, where you will find Flat 55.

ENTRANCE HALLWAY: underfloor heating, telecom entry system and a ceiling light point. Doors off to kitchen/living room, bedroom 1, bathroom/wc and storage cupboard.

KITCHEN/LIVING ROOM: (18'9" x 14'0") (5.72m x 4.72m) described separately as follows:

Living Room: double glazed Juliet balcony to front elevation, carpeted flooring, ceiling light point, underfloor heating.

Kitchen: base and eye level units with built in 4 ring electric hob, extractor fan, built-in fridge/freezer, stainless steel sink with mixer tap, built-in oven.

BEDROOM 1: (11'7" x 9'2") (3.53m x 2.78m) double glazed windows to front elevation, built-in wardrobes, carpeted floor with underfloor heating and a ceiling light point.

STORAGE CUPBOARD: Worcester boiler fitted onto wall. Washing machine and fuse box with ample storage.

BATHROOM/WC: panelled bath with shower over, wash hand basin, wc, partially tiled throughout, light point, extractor fan, heated towel rail.





IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Leasehold for the remainder of a 999 year lease from 1 February 2007. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £180. This information should be checked by your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: C

PLEASE NOTE:

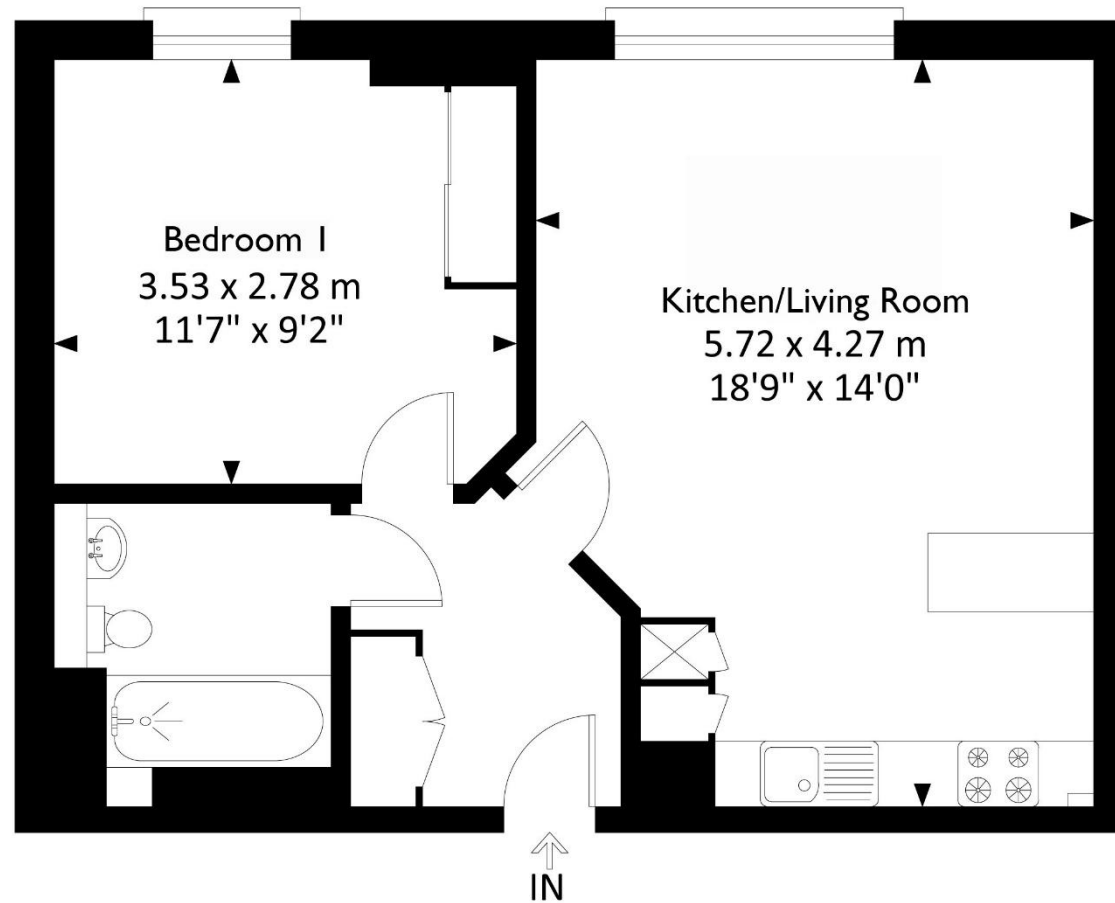
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:
<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable 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. 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 contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	92 B	92 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

Flat 55, Invicta, Millennium Promenade, Harbourside, Bristol, BS1 5SW

Approximate Gross Internal Area = 490.08 sq ft / 45.53 sq m



Fourth Floor

Illustration for identification purposes only, measurements are approximate, not to scale.