

estate agents **auctioneers**



136 Eclipse Broad Weir, City Centre, Bristol, BS1 3DH

£350,000

A beautifully presented two-bedroom, two-bathroom apartment with outdoor space and breathtaking views across Bristol.

- Master Bedroom with en suite
- Two private balconies
- Newly refurbished bathrooms
- Floor to ceiling windows
- Expansive city views
- Central location
- Communal rooftop gardens
- No onward chain

#### The Property

Situated in the heart of Bristol city centre, this beautifully presented two-bedroom, two-bathroom apartment offers modern city living with stunning views and outdoor space.

Upon entering the property, you are welcomed by a spacious hallway featuring a utility cupboard, with space for storage and a washing machine. To the right, the apartment opens into a bright and contemporary open-plan kitchen, living, and dining area. Flooded with natural light from the large windows and full-height doors, this stylish space leads directly onto a generous balcony, perfect for outdoor dining and entertaining while enjoying panoramic views across Bristol.

Further into the property is a recently renovated family bathroom complete with a full-sized bath. The impressive master bedroom benefits from built-in wardrobes, a modern en-suite bathroom, and breathtaking elevated views that can be enjoyed from the comfort of your bed. The second bedroom is well-proportioned and also features built-in storage. This bedroom benefits from direct access to its own private balcony.

Residents of Eclipse, also have access to an extensive communal terrace garden providing a green oasis amid the city.

#### Location - City Centre

The Centre is the heart of the City with constant action on offer from the Hippodrome and Colston Hall, Bristol Shopping Quarter at Cabot's Circus to the characterful Christmas Steps, Corn Street and St Nicholas Market. Nearby Millennium Square acts as a gateway to the neighbouring harbourside with its fountains and big screen as well as world class attractions such as Brunel's SS Great Britain, We The Curious, Bristol Aquarium, the Arnolfini, Spike Island, the Watershed and the M Shed.

#### Other Information

Leasehold: 131 years remaining

Ground Rent: £300 pa

Management Fee: £346.64 pcm

Council Tax Band: D

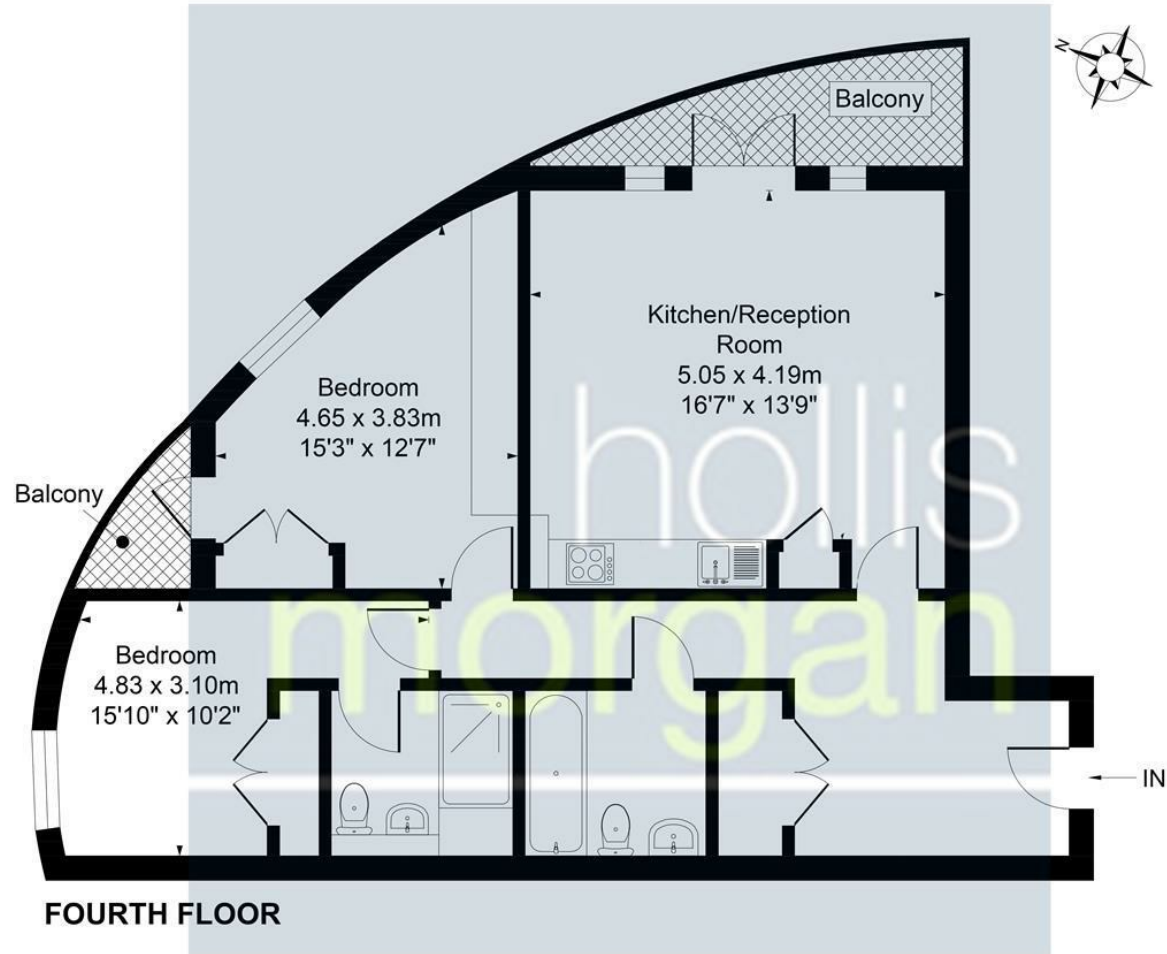
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APPROX. GROSS INTERNAL FLOOR AREA 824 SQ FT 76.55 SQ METRES



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

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
	84	84	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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