

estate agents **auctioneers**



1124, The Eclipse Broad Weir, City Centre, Bristol, BS1 3DH

£350,000

A stunning contemporary penthouse apartment featuring dramatic double-height ceilings and exquisite views

- Penthouse Level Apartment
- Terrace
- Breathtaking views
- Floor to Ceiling Windows
- Master With En Suite
- Two Double Bedrooms
- Central Location
- No Onward Chain
- Parking available - subject to charge

### The Property

Apartment 1124 at The Eclipse is an exceptional dual-aspect, two double bedroom residence, enviably positioned above the prestigious Harvey Nichols within the heart of Cabot Circus. Beautifully presented and flooded with natural light, this outstanding apartment is among the finest in the development, uniquely benefiting from striking double-height ceilings and expansive floor-to-ceiling windows that frame breathtaking panoramic views across the city skyline. The accommodation is centred around an impressive open-plan living and dining space, seamlessly extending onto a generous decked balcony, perfect for both entertaining and quiet relaxation. The contemporary kitchen is elegantly appointed with a comprehensive range of integrated appliances, complemented by sleek matt-finish wall and base units that create a refined, modern aesthetic.

Both bedrooms are well-proportioned doubles with fitted wardrobes, while the principal suite enjoys the added luxury of a stylish en suite shower room. A beautifully finished, fully tiled three-piece bathroom and a practical storage cupboard complete the thoughtfully designed internal layout. Residents of The Eclipse further benefit from access to a substantial communal roof terrace, commanding superb views over the city and Cabot Circus, an enviable vantage point in one of Bristol's most exclusive addresses.

### Location

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. 132 Years remaining.  
Management Fee: £2800 PA.  
Ground Rent: £300pa  
Council Tax Band: D

### Please Note

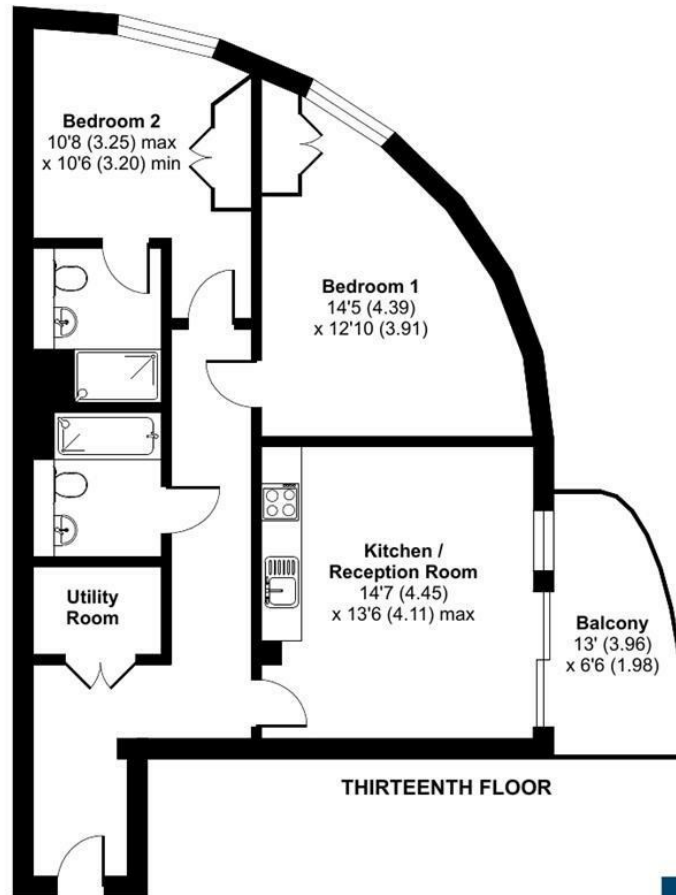
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. 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 note that in some instances the photographs may have been taken using a wide angle lens.



# Eclipse, Broad Weir, Bristol, BS1

Approximate Area = 793 sq ft / 73.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Hollis Morgan. REF: 1370498



TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk) | [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)

Hollis Morgan Property Limited, registered in England, registered no 7275716  
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

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

hollis  
morgan

---