GOODMAN & LILLEY



96 ANCHORAGE GAOL FERRY STEPS, BRISTOL, BS1 6UZ

GUIDE PRICE £270,000

96 ANCHORAGE, GAOL FERRY STEPS
BRISTOL

ACCOMMODATION
Please see the floorplan for room measurements and the property layout.

The apartment provides a well-considered layout with a wonderful sense of space, privacy and natural light. At its heart is an impressive open-plan kitchen and living area, creating an inviting setting for both relaxing and entertaining. The contemporary kitchen is fitted with a range of quality units, integrated appliances and excellent storage, while the adjoining living space provides ample room for comfortable seating and dining.

A particular feature is the balcony, accessed directly from the living area through double doors, providing a peaceful outdoor space and a lovely extension to the principal living accommodation.

The generously proportioned double bedroom benefits from a built-in wardrobe, providing excellent storage while retaining plenty of floor space. A modern, well-appointed bathroom completes the accommodation.

Further benefits include lift access, secure bicycle storage and motorcycle parking, adding to the practicality of this superb city apartment.

LOCATION
Set within the heart of Bristol's celebrated harbourside quarter, Wapping Wharf combines contemporary city living with an exceptional selection of independent restaurants, cafés, bars and lifestyle amenities, all immediately accessible from the development, as well as the rest of Bristol historic Harbourside.

The apartment is also ideally positioned for Southville/Bedminster and North Street, an area renowned for its independent character and lively neighbourhood atmosphere. North Street offers a great selection of cafés, pubs, restaurants, bakeries and independent shops, as well as the popular Tobacco Factory and its regular market.

The apartment is also ideally placed for the City Centre, Bristol Temple Meads, Cabot Circus, Broadmead, Bristol's universities and central hospitals. Excellent transport connections provide easy access to the M32, M4 and M5, while Bristol Airport is also readily accessible.

An excellent opportunity to acquire a stylish and well-positioned city apartment, perfectly suited to first-time buyers, investors or those seeking a convenient Bristol base.

FURTHER INFORMATION
Lease: 250 years from 2014.
Management Company Fee £1,466 pa
Ground Rent: £250 pa
Council Tax Band C
Indoor Storage Units available to rent
Possible Parking opportunities via Wapping Wharf Property Mananagement Team





















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Floor Plan

Approx. 55.7 sq. metres (599.1 sq. feet)
(excluding Balcony)



Total area: approx. 55.7 sq. metres (599.1 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

1 BEDROOMS
TENURE - LEASEHOLD

1 RECEPTION ROOMS
IN ALL 600.00 SQ FT

1 BATHROOMS
COUNCIL TAX BAND - C

- Highly Desirable Wapping Wharf Location
- Generous Double Bedroom
- Private Balcony
- Stylish Open-Plan Kitchen/Living Space
- Quiet Position Within This Vibrant Harbourside Development
- No Chain

GOODMAN & LILLEY

GOODMAN & LILLEY BRANCH NETWORK

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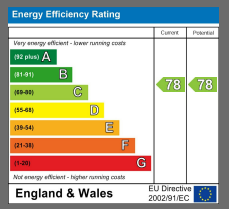
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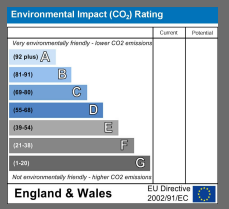
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Opening hours vary slightly in each office
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