



First Floor Flat, 12 Queen Quay, Welsh Back  
Guide Price £425,000

RICHARD  
HARDING

# First Floor Flat, 12 Queen Quay, Welsh Back

Harbourside, Bristol, BS1 4SL

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A very bright 2 bedroom duplex apartment with impressive open-plan kitchen/living room, private balconies in the rear and front, underground parking and offered with no onward chain.

## Key Features

- Amazing location close to the harbourside and city centre.
- Panoramic Harbourside views.
- **Accommodation:** entrance hallway, two double bedrooms (1 with balcony), open-plan kitchen/dining room and adjoining sitting room with balcony
- Lift access.
- Secure underground parking.
- Offered with no onward chain, making a prompt move possible.

## FIRST FLOOR

**APPROACH:** pebbled road onto steps leading up to main front door, access to lift up to first floor flat where number 12 will be four doors down on your right.

**ENTRANCE HALLWAY:** carpeted floor, radiator and ceiling light point. Access to underfloor storage underneath stairs, bedroom 1, bedroom 2, bathroom/wc. Stairs up to open-plan living room/kitchen.

**BEDROOM 1:** (11'2" x 9'3") (3.41m x 2.83m) double glazed French door leading onto balcony to front elevation, carpeted floor. Radiator and a ceiling light point.

**Balcony:** (9'7" x 7'0") (2.97m x 2.12m) front balcony.

**BEDROOM 2:** (10'10" x 7'3") (3.30m x 2.22m) double glazed windows to front elevation, carpeted floor. Radiator and a ceiling light point.

**BATHROOM/WC:** white suite comprising panelled bath with shower over, low level wc, pedestal wash hand basin with mixer tap over. Partially tiled walls, extractor fan and a radiator.

## SECOND FLOOR

**OPEN PLAN KITCHEN/SITTING ROOM:** measured and described separately as follows:-

**Sitting Room:** (18'6" x 17'3") (5.63m x 5.26m) double glazed French door onto south-facing rear terrace. Two radiators, three ceiling light points, dual aspect with windows to rear and front elevation. Access to built-in cupboard.

**Terrace:** (10'2" x 9'9") (3.09m x 2.97m) rear balcony with views over the Harbourside.

**Kitchen/Dining Room:** (15'5" x 13'11") (4.70m x 4.23m) base and eye kitchen units with wooden work surfaces, sink with drainer unit, Worcester combi-boiler, electric 4-ring hob, built in fridge/freezer, built-in double oven, built-in extractor fan.





## 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 125 year lease less 10 days from 8 June 1989. 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: D

### PLEASE NOTE:

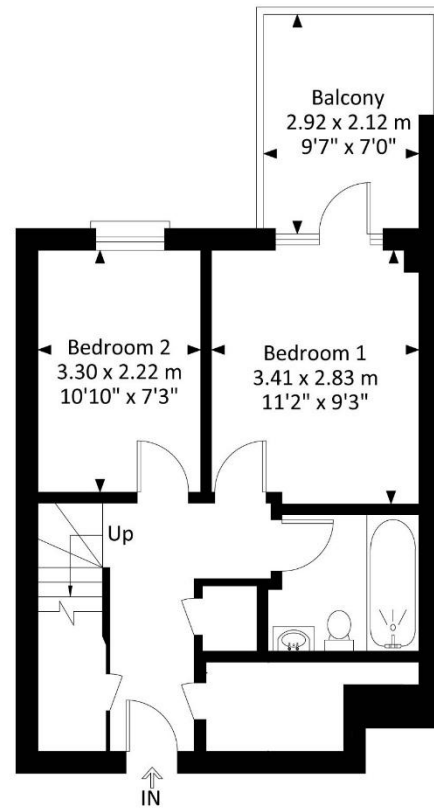
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum 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		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

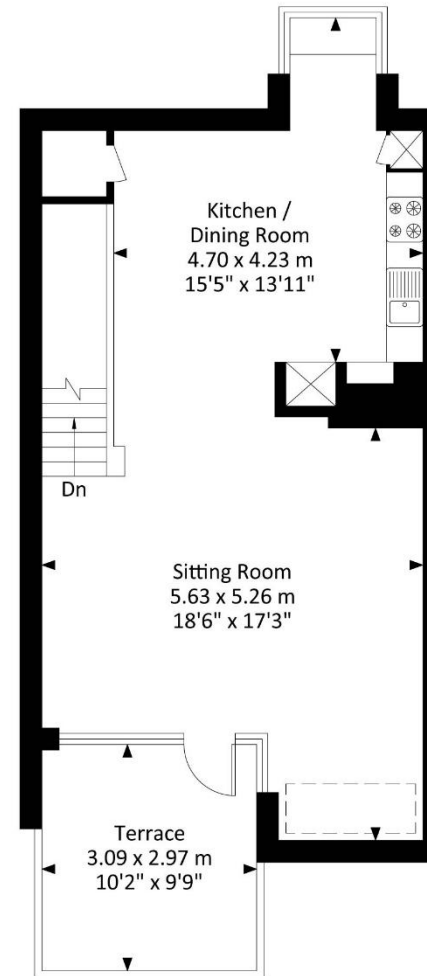
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

# 12 Queen Quay, Welsh Back, Bristol, BSI 4SL

Approximate Gross Internal Area = 888.34 sq ft / 82.53 sq m



First Floor



Second Floor

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