



Eclipse Broad Weir, Bristol BS1 3DH

welcome to

Eclipse Broad Weir, Bristol

Modern 12th-floor sub-penthouse in Eclipse with sweeping Bristol skyline views.

Prime City Centre location moments from Cabot Circus, Harbourside, and major employers.

Bright open-plan living, two double bedrooms, wraparound terrace; parking available at extra cost.

Entrance Hall

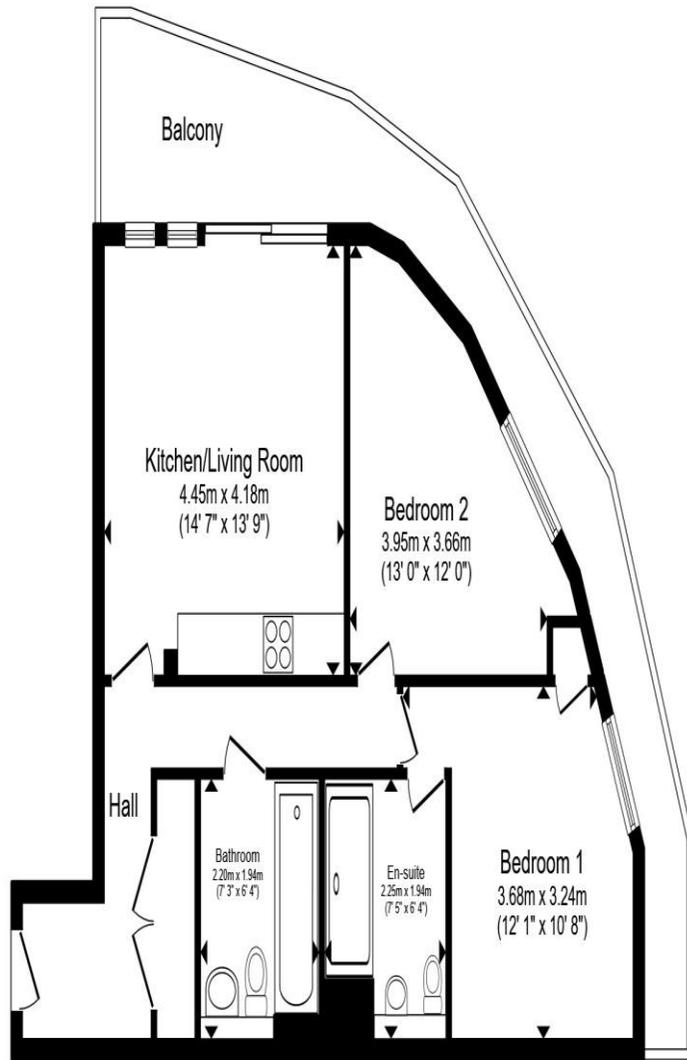
Kitchen/Living Room

Bathroom

Bedroom One

En-Suite

Bedroom Two



Total floor area 67.2 m² (723 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Eclipse Broad Weir,
Bristol

- PRIME CITY CENTRE LOCATION-
- 12TH FLOOR APARTMENT WITH SWEEPING VIEWS WITH WRAP AROUND BALCONY
- TWO DOUBLE BEDROOMS WITH STYLISH EN-SUITE
- LIGHT FILLED ROOMS WITH FLOOR TO CEILING WINDOWS
- OPEN PLAN KITCHEN WITH INTERGRATED APPLIANCES

Tenure: Leasehold EPC Rating: B
Council Tax Band: D Service Charge: 2829.00
Ground Rent: 300.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



check out more properties at [allenandharris.co.uk](https://www.allenandharris.co.uk)



Property Ref:
CLI108881 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



0117 973 1295



Clifton@allenandharris.co.uk



23 Regent Street, Clifton, BRISTOL, BS8 4HW



[allenandharris.co.uk](https://www.allenandharris.co.uk)