



**Flat 14, Huller & Cheese Redcliff Backs, Bristol, BS1 6WJ**  
**Offers In Excess Of £385,000**

A stylish upper floor apartment with no chain, water views and private parking space.

- Upper Floor Flat
- Two Bedrooms
- Open Plan Living
- Two Bathrooms
- Juliet Balcony
- No Onward Chain
- Parking
- Water Views

#### **The Property**

Huller House and The Cheese Factory are the conversion of the former Cheese Warehouse into forty four stylish and cosmopolitan one and two bedroom apartments (x 10 Huller apartments in total). The sleek modern interiors are the perfect complement to this historic building. This beautifully presented two-bedroom, two-bathroom flat offers the ideal blend of rustic charm and modern convenience. Located next to the vibrant Harbourside, you'll enjoy easy access to Bristol's restaurants, cafes, and excellent transport links.

The spacious open-plan living room is the heart of the home, featuring a modern fitted kitchen with integrated appliances and LED lighting. The exposed brick wall adds character, and the rustic features perfectly balance the modern design throughout, creating a cosy and relaxing space. Double doors open onto a private balcony with stunning water views.

The master bedroom boasts a sleek ensuite bathroom with shower. Both bedrooms spacious enough for double beds, benefit from built-in storage, making them practical and stylish.

The main bathroom is finished to a high standard with a contemporary Villeroy and Boch three-piece suite, including a bath with overhead shower.

An allocated parking space adds value and convenience, and is a rare find in this location.

This is an excellent opportunity for buyers seeking city centre living or a great investment opportunity in a high demand rental area.

#### **Location**

Sunday Times "Best Place to Live 2017". Located on the floating harbour within the lively, scenic quarter of Redcliffe waterfront, Huller House is a stone's throw away from Bristol's best shops, cafés, bars, restaurants and nightlife. With Cabot Circus, the city's largest, most exciting retail development housing over 120 new stores which include Harvey Nichols, within a short walk, and the excellent transport links of the M32, M4 and M5 and Bristol Temple Meads railway station on your doorstep, this vibrant slice of city life is matched only by the relaxed tranquillity of waterfront living.

#### **Other Information**

Leasehold.

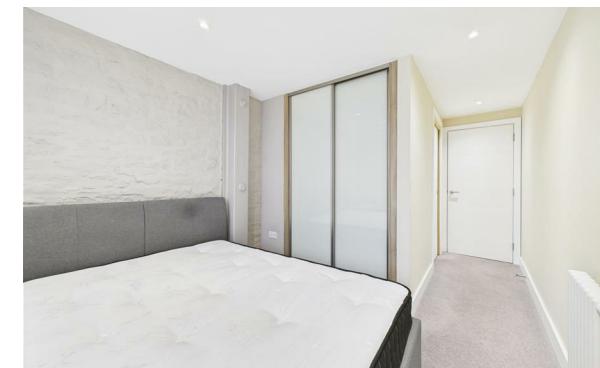
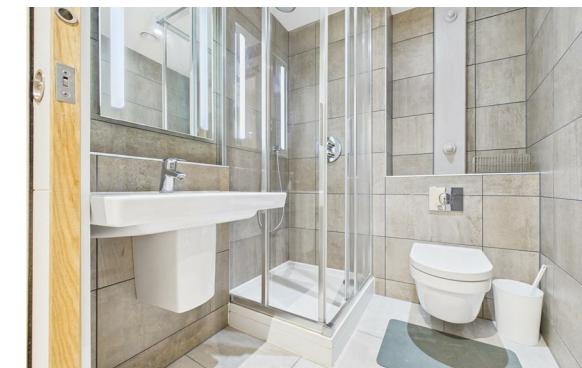
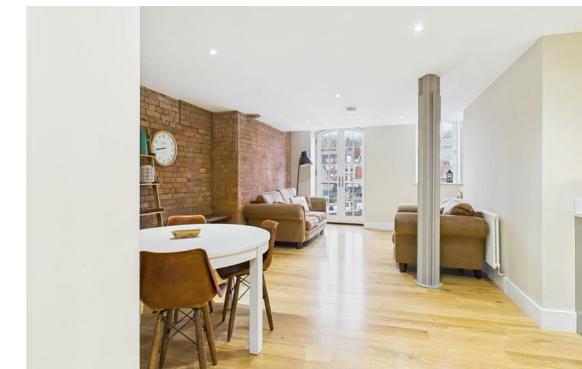
Ground rent: £400 pa

Management Fee: circa £189 pcm

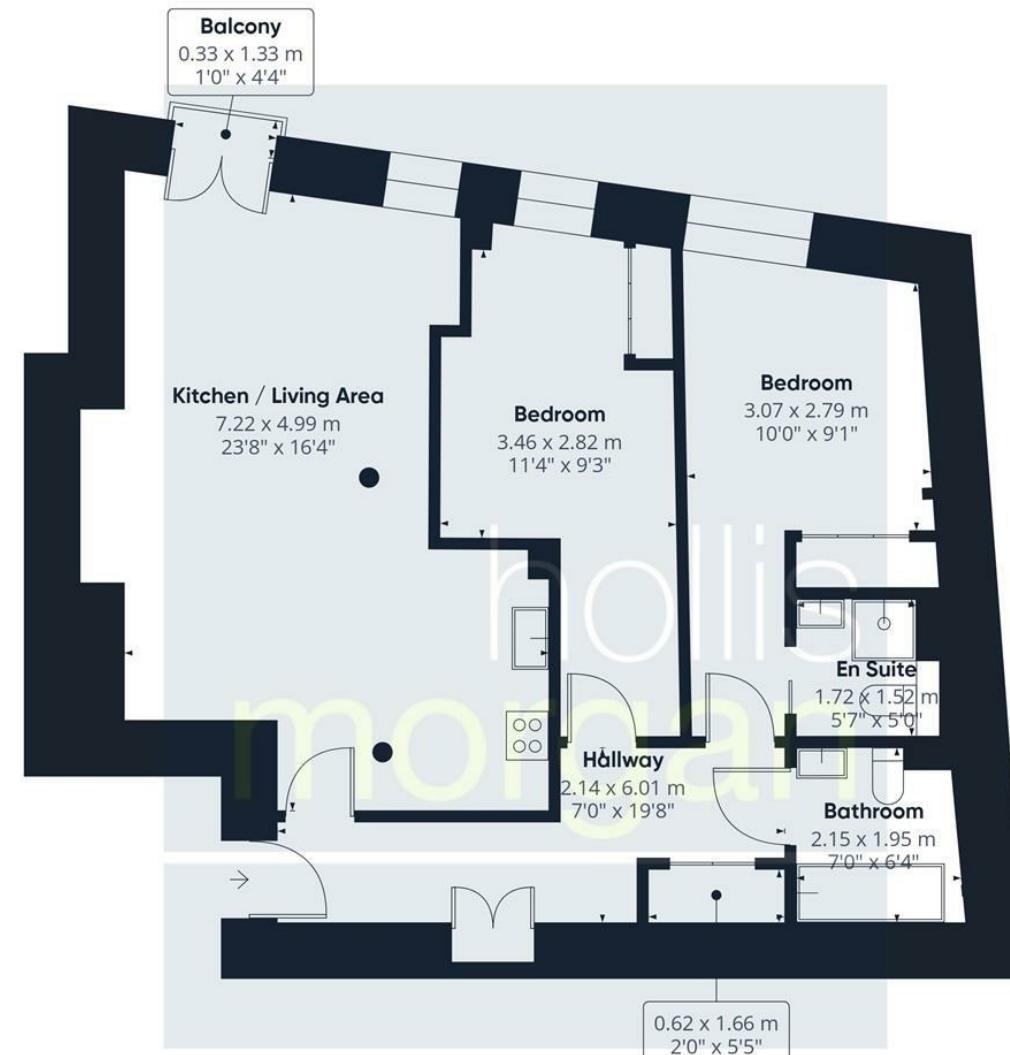
Council Tax Band: D

#### **Please Note**

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**Balcony**  
0.33 x 1.33 m  
1'10" x 4'4"



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Approximate total area<sup>(1)</sup>

72.8 m<sup>2</sup>  
784 ft<sup>2</sup>

Balconies and terraces  
0.4 m<sup>2</sup>  
4 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/81/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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