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PROPERTY CONSULTANTS

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24 | 6XX

This nicely presented Maisonette is based on the very popular Baltic Wharf development and is just a short walk from the Harbourside and on to Wapping Wharf and the City Centre.

This fabulous apartment is set on the first and second floor of the building and as such you have great views from the front of building across to the famous pretty coloured houses lining the streets of Clifton Down and Hotwells.

The accommodation is set out with the reception room and kitchen on the top floor and below there are two good sized double bedrooms and the family bathroom.

Nicely presented throughout the modern kitchen is fully equipped with a range of wall and base units, electric oven, hob, integrated fridge/freezer, dishwasher and washing machine. The lounge is a good size and from here you can enjoy the lovely views across the rooftops and on towards Clifton.

Downstairs the two double bedrooms really do offer great accommodation with both being a good size. The property is completed by a modern bathroom with bath with shower over, wc and basin.

Outside residents can enjoy the well tended communal gardens and the maisonette has an allocated parking space.

This is a good sized apartment set in a great location which provides easy access to the City Centre and Temple Meads, with a stop close by for the MetroBus. It is a short walk along the pretty Harbourside which brings you to the SS Great Britain and floating harbour and all the delights of the cafes and restaurants of Wapping Wharf.

Service Charge = £90 pm  
Lease approx. 960 years  
EPC = D  
Council Tax = C



## Features

- No Onward Chain
- Maisonette
- 2 Large Double Bedrooms
- Modern Kitchen and Bathroom
- Allocated Parking Space
- Location Close to Harbourside





### Reception

16'6" x 11'6" (5.04 x 3.53)

From this lovely room you can enjoy the views across the rooftops towards Clifton and the pretty coloured houses lining the streets of Clifton Down and Hotwells.

This is a great entertaining space with the modern kitchen featuring a range of wall and base units, electric oven and hob and integrated fridge/freezer, dishwasher and washing machine.

### Bedroom One

16'6" x 9'9" (5.04 x 2.99)

Situated to the front of the building this great sized double room is neutrally decorated throughout.

### Bedroom Two

16'6" x 9'0" (5.04 x 2.75)

Again a great size double room which is currently used as bedroom and the all important home office space.

### Bathroom

This modern bathroom has white suite, bath with shower over, wc and basin.

### Hallway

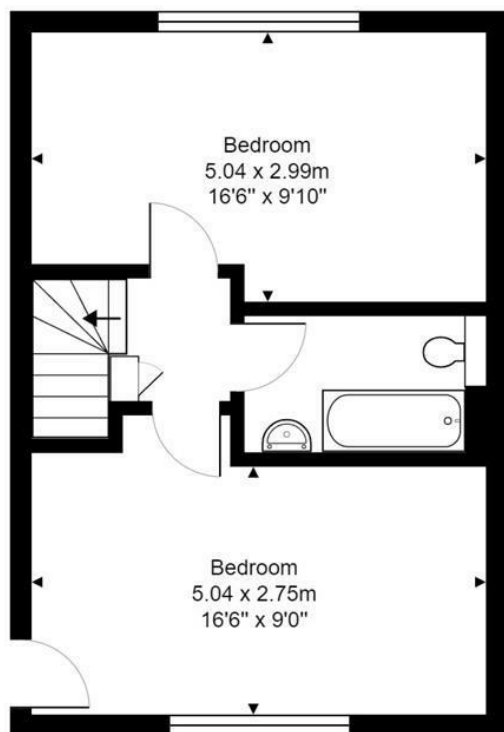
The entrance hallway holds a good sized storage cupboard.

### Outside

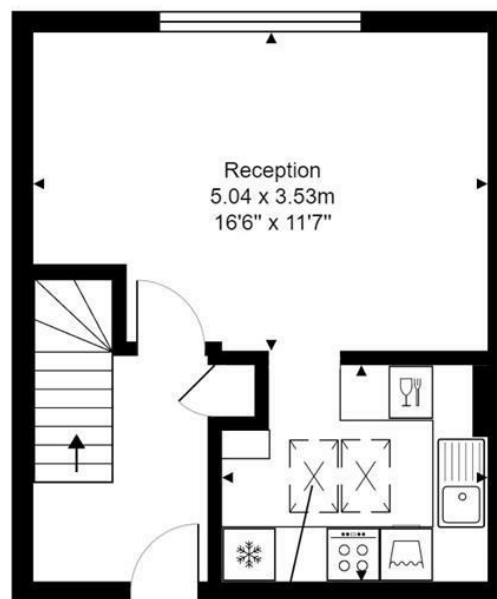
Allocated Parking Space



## TENURE LEASEHOLD



First Floor  
Area: 38.2 m<sup>2</sup> ... 411 ft<sup>2</sup>

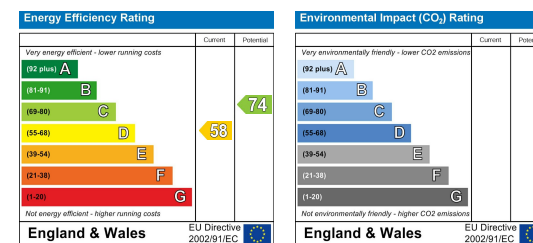


Second Floor  
Area: 30.7 m<sup>2</sup> ... 331 ft<sup>2</sup>



Total Area: 68.9 m<sup>2</sup> ... 741 ft<sup>2</sup>

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.