



FERRY STREET, BRISTOL, AVON, BS1  
£195,000 LEASEHOLD

Winkworth



**A light and well-proportioned 1 bedroom apartment with allocated parking space on the fifth floor of this hugely popular development.**

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The building with accessibility lift and security door access,. Upon entering the apartment on the fifth floor, you will find a hallway with a storage cupboard. The property includes a open plan kitchen, living room with 'Juliet' balcony, kitchen, double bedroom and a bathroom.

Externally, the apartment includes one allocated parking space.

Located on a quiet street near the harbour and just a short walk from Cabot Circus, Stokes Croft, Bristol City Centre and Bristol Harbourside, the property enjoys good transport links; Bristol Bus Station, access to the M32 and 0.9 miles from Temple Meads Train Station are all within close proximity. The property's location is in Buchanan's Wharf on the Floating Harbour in the Redcliffe Conservation Area of Central Bristol. This is a highly desirable location given the collection of waterside modern and converted buildings and the demand will continue to grow with the chic re-development of The Redcliffe Quarter adjacent.

Additional benefits include:- Access to bin store, lift access.

Offered with no onward chain, but there is a tenant whos contract will run until April 2025.

**TENURE:**

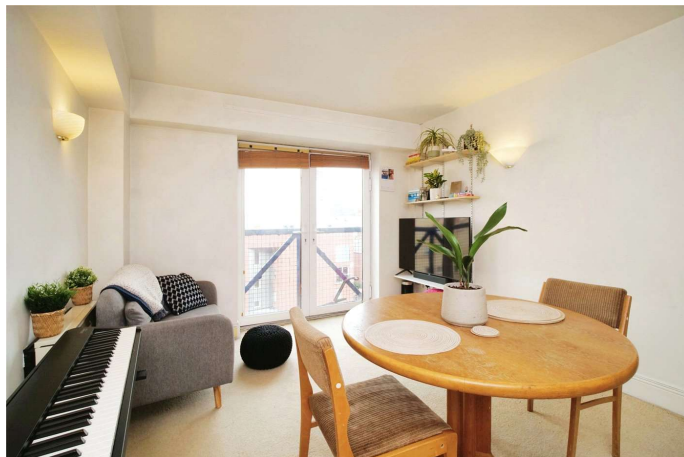
It is understood that the property is leasehold for the remainder of a 117 year lease which commenced from 2010.

**SERVICE CHARGE:**

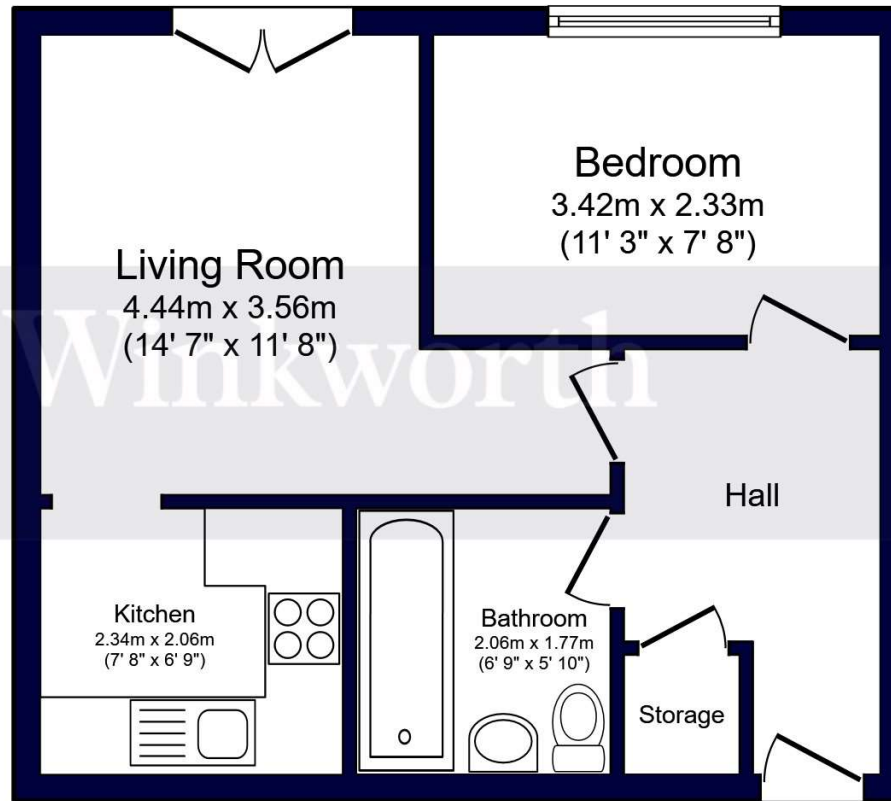
It is understood that at the time of writing these particulars the annual service charge is £2,000 p.a.

Building insurance, maintenance and water rates are included in this fee paid to HML.

Council Tax Band "B"







Total floor area 37.2 m<sup>2</sup> (400 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.focalagent.com](http://www.focalagent.com)

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