



Redcliff Backs, BS1 6NE

Redcliffe

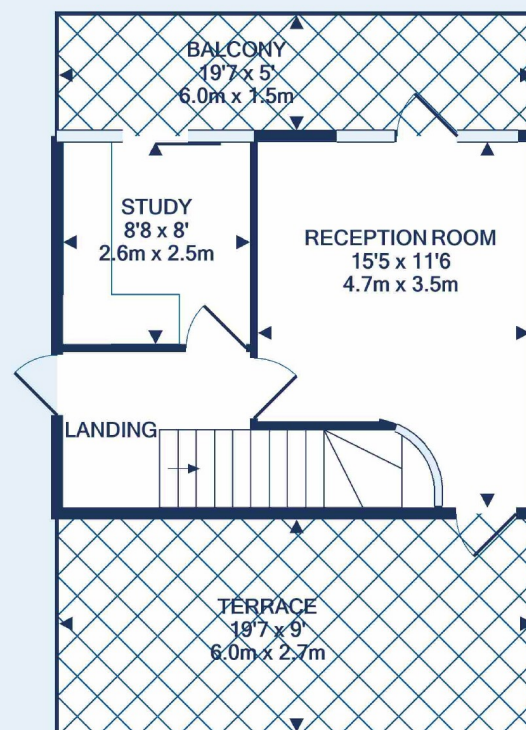
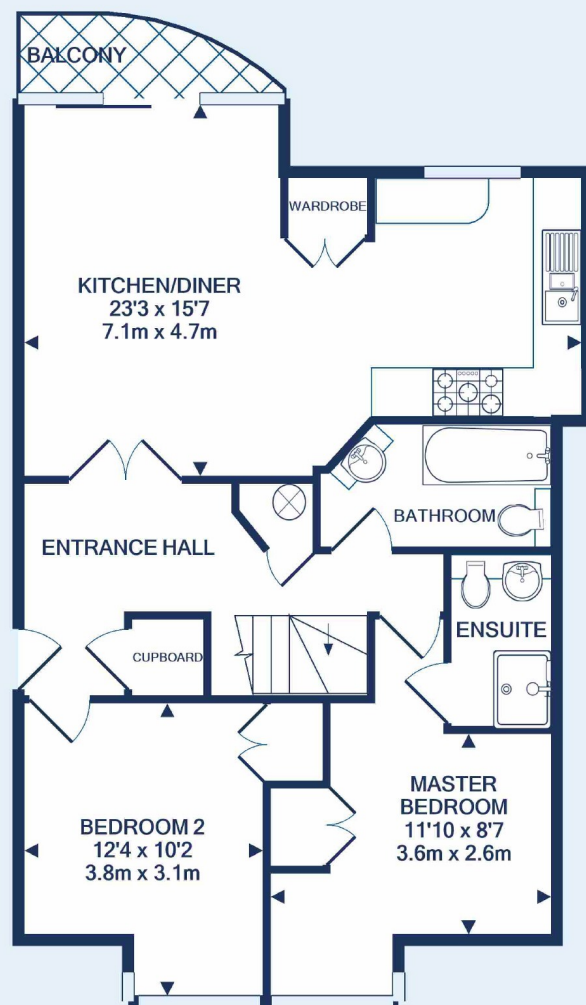


A spectacular waterfront duplex penthouse with two waterfront west facing balconies and an east facing terrace, allocated underground parking space complete with charging point and lift access, being sold with a complete chain. The Custom House is also in an enviable position having its EWS1 form issued with a B1 Rating

Located directly opposite Welsh Back and Queens Square the apartment is in a highly sought after central location with everything you could ask for easily accessible on foot, including Temple Meads Train Station. The M32 out of Bristol is a 2 minute drive away with Bristol Airport just a 20 minute taxi ride away.

- Top floor duplex penthouse • 2 bedrooms & study • Complete chain • 2 balconies and terrace • Underground allocated parking space with charging port • Extra storage room and bike storage • Tenure - Leasehold • EPC - tbc • Approximate floor area - tbc •





TOTAL APPROX. FLOOR AREA 1064 SQ.FT. (98.8 SQ.M.)
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Accommodation

Kitchen/Diner

A great space for entertaining with room for a large table and chairs, balcony over looking the waterfront and spacious kitchen with ample storage and worktop space complete with integrated appliances and marble worktops.

Bedrooms

Again on the lower level there are two double bedrooms both with fitted wardrobes and an Ensuite shower room to the master. The bedrooms are East facing allowing you to wake up with the sun.

Bathroom

Again on the lower floor is the main bathroom with shower over the bath complete with glass screen making an ideal bathroom for guests.

Reception

On the top floor is a lovely light room with full width floor to ceiling glass frontage looking out over the water and opening to the balcony. There is also a door to the rear leading out to the East facing terrace which has ample space for a large table and chairs making a great space to enjoy your breakfast and morning coffee.

Office

Again on the upper floor is an office making the most of the spectacular view, it could also be used as a third bedroom if needed.

Extra

The property is in fantastic condition throughout with two storage cupboards on the lower level, large external storage room providing space to store bikes, boxes and suitcases. A big feature of the property is the lantern above the stairs that floods the property with light, even on the duller days!



Redcliffe - £685,000

2 Bed Penthouse flat

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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