



Steamship House, Gas Ferry Road
Bristol, BS1



Beyond your expectations

Fabulous one bedroom apartment with harbourside views. EPC:C

Fabulous Harbourside location | Contemporary décor | Open plan kitchen/dining/living area | Master bedroom | Lift | Views over the SS Great Britain.

Offers Over £210,000 Leasehold

Description

Proudly situated alongside the historically significant and iconic SS Great Britain is the remarkable and architecturally attractive purpose-built development. Steamship House presents a fabulous one bedroom apartment with a minimalist sense of style and contemporary finesse. Upon entering the communal lobby, you are greeted with an open-air atrium adorned with gangways leading to all of the apartments, synonymous with nautical living.

Underfloor heating runs throughout the entirety of the apartment including the principle living space which is divided into three distinct zones: the kitchen area, dining area and living area. The modern kitchen, with high-gloss tiled flooring and striking white units, comprises integrated fridge-freezer and oven with electric hob over and stainless steel splash-backs. Merging effortlessly into the kitchen and dining area is the main living space with large window, flooding the room with light. A neutral décor throughout adds to this contemporary finish, whilst enhancing the light and space.

The large master bedroom, with built-in wardrobe and floor-to-ceiling windows offers views of the masts of the SS Great Britain.

The fully tiled bathroom offers a white suite and bath with shower over.

Location

Ideally located in the bustling and cosmopolitan Harbourside area of Bristol, Steamship House offers

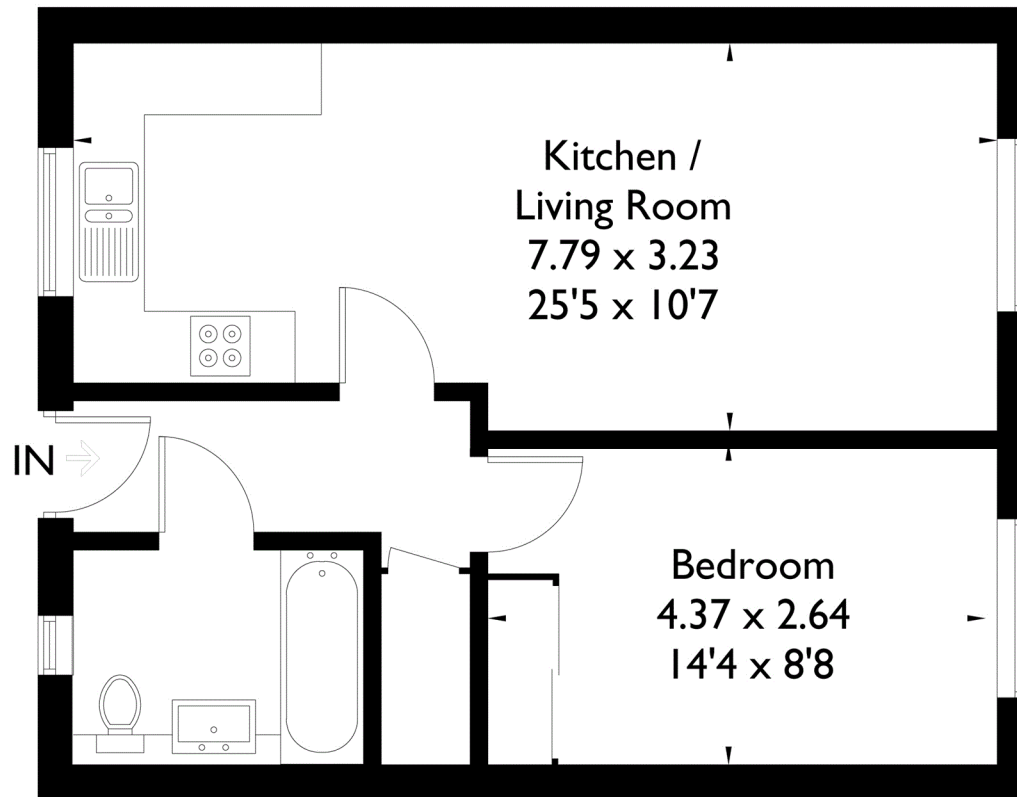
convenient access to the many shops, bars, restaurants, theatres and attractions that the area has to offer. The Harbourside area, rife in redevelopment, is quickly becoming one of the most sought-after areas of Bristol. Communication is excellent and utilises the M32 motorway network and in turn the M4 and M5. For train links, it couldn't be more convenient with Bristol Temple Meads only 0.2 miles away, offering high-speed direct links to London Paddington in approximately 1.5 hours.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Gas Ferry Road, Bristol

Approximate Gross Internal Area = 47.3 sq m / 509 sq ft



Second Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 166979

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

