

*Proud to be
Independent &
Family Run*

JeffreyRoss
& THE PROPERTY OUTLET



RALEIGH ROAD
SOUTHVILLE



COMMUNAL ENTRANCE

HALLWAY

BEDROOM ONE
3.21m x 3.95m (10'6" x 12'11")

ENSUITE
1.36m x 2.80 (4'5" x 9'2")

BATHROOM
2.06m x 2.99m (6'9" x 9'9")

BEDROOM TWO
3.36m x 2.89m (11'0" x 9'5")

BEDROOM THREE
3.06m x 2.88m (10'0" x 9'5")

STORAGE CUPBOARD

TO THE FIRST FLOOR

OPEN PLAN LIVING / KITCHEN / DINING
6.27m x 5.99m (20'6" x 19'7")

ROOF TERRACE
6.93m x 3.87m (22'8" x 12'8")

PARKING

TENURE

SERVICE CHARGES

GROUND RENT

LEASE DETAILS

COUNCIL TAX





RALEIGH ROAD

SOUTHVILLE, BS3 1QU - £425,000

 3 Bedroom(s)
  2 Bathroom(s)
  1331.00 sq ft

NO CHAIN - Impressive three bed Penthouse apartment over two floors that further benefits an impressive roof terrace boasting impressive views towards Clifton Suspension Bridge and Harbourside. The apartment benefits three good size bedrooms, family bathroom, ensuite to master bedroom and utility / storage cupboard. To the first floor is a open plan living, kitchen and dining area with bi-folding doors onto the roof terrace. This executive apartment further benefits an allocated off-street parking space and secure bike storage for the residents within the building.

This landmark building is a fine example of Bristol's rich industrial heritage and has been transformed into 19 high quality one, two and three bedroom duplex apartments. History, location and style combine to make the Cigar Factory a unique place to live.

Located in one of Bristol's most sought after locations, Raleigh Road is a delightful street with a vast array of open green spaces nearby including Gores Marsh Park, Ashton Court Estate and Greville Smyth Park. This property has easy access to Bristol City Centre, Bristol International Airport and the Bristol Link Road. These are excellent transportation links making this one of the most convenient and valued locations in Bristol. This Southville location offers the flourishing independent shops, bars, cafes and restaurants of North Street including the popular Tobacco Factory, ideally located on your doorstep. This excellent home is in close proximity to Whapping Wharf and Bristol Temple Meads

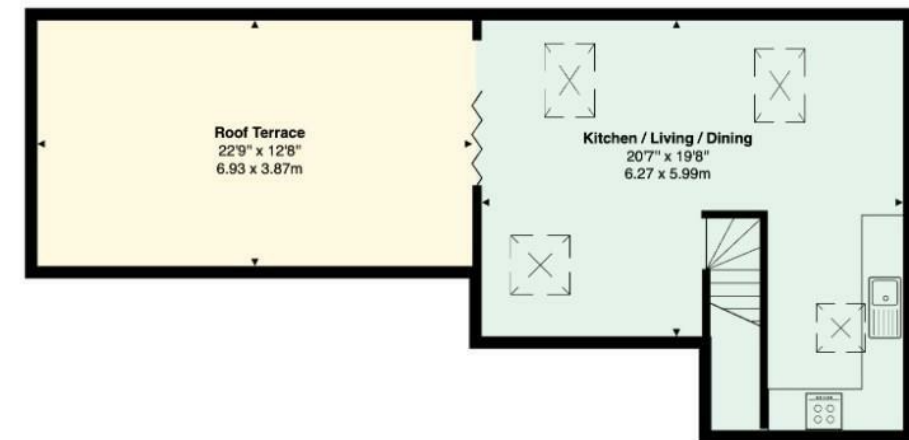
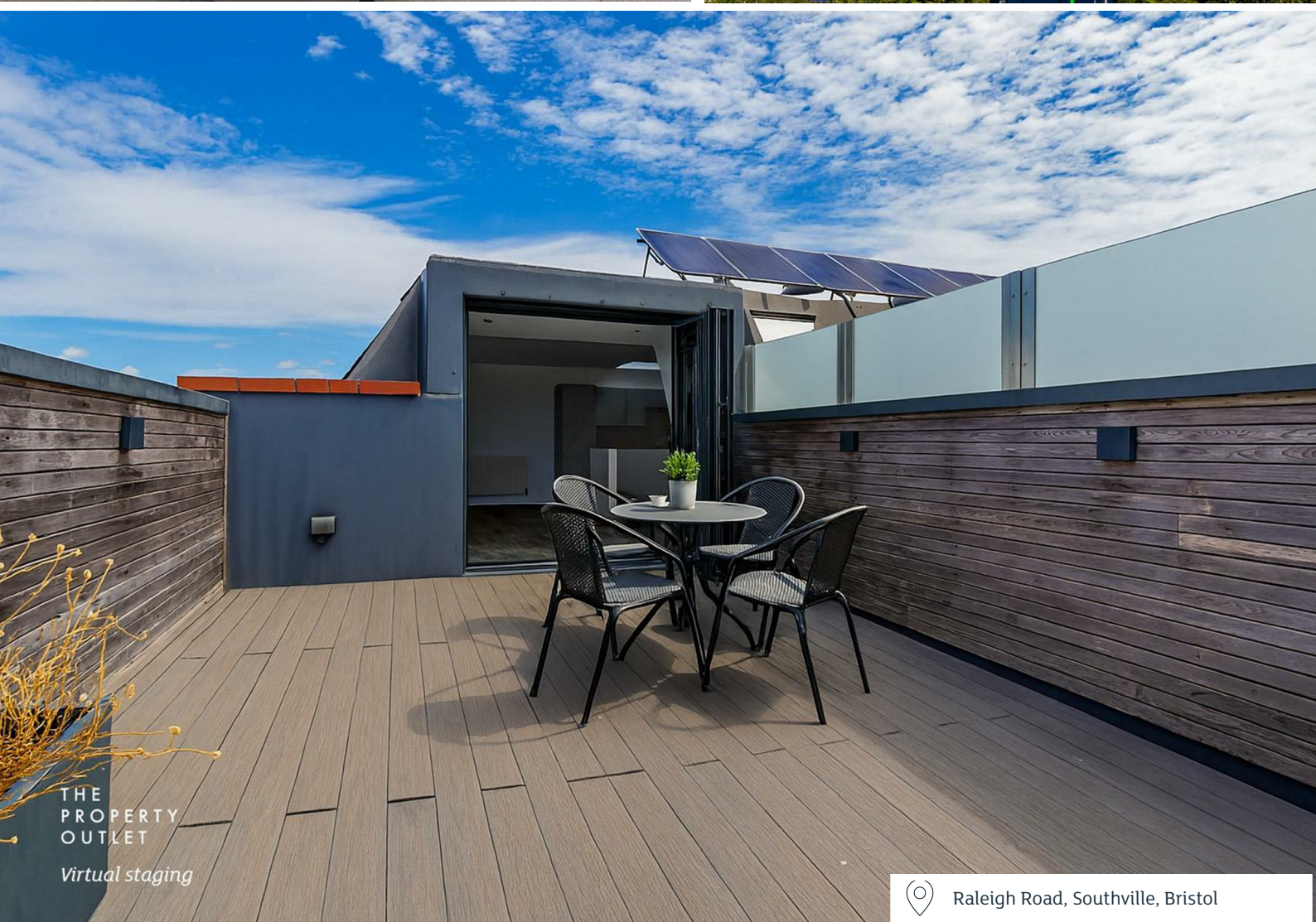
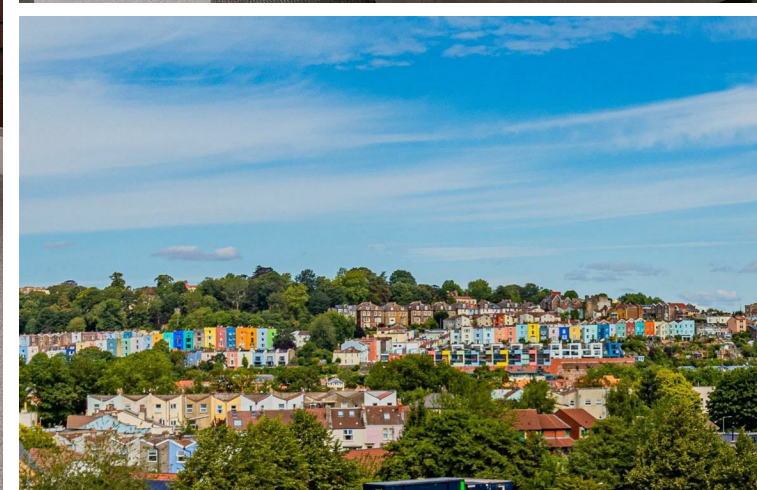
COUNCIL TAX BAND - C

- Penthouse Apartment over two floors
- No chain
- 1,331 sqft including the roof terrace
- 3 bedrooms
- 2 bathrooms
- Allocated Parking
- 27m2 Roof terrace with views of clifton Suspension Bridge
- Great rental invetsment opportunity

PROPERTY SPECIALIST

Mr Ross Hooper-Nash
ross@jeffreygross.co.uk
02920 397887
Director





**The Cigar Factory, 127-131,
Raleigh Road, Southville,
Bristol, BS3 1QU**

Internal Total Area: 1042 ft² ... 96.8 m²
Roof Terrace Area: 289 ft² ... 26.83m²

Total Area : 1331 ft²... 123.62 m²



All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	56
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		