



RALEIGH ROAD  
SOUTHVILLE





THE  
PROPERTY  
OUTLET  
*Virtual staging*



## RALEIGH ROAD

SOUTHVILLE, BS3 1QU - GUIDE PRICE £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

### PROPERTY SPECIALIST

**Mr Ross Hooper-Nash**

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Director












### Energy Efficiency Rating

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



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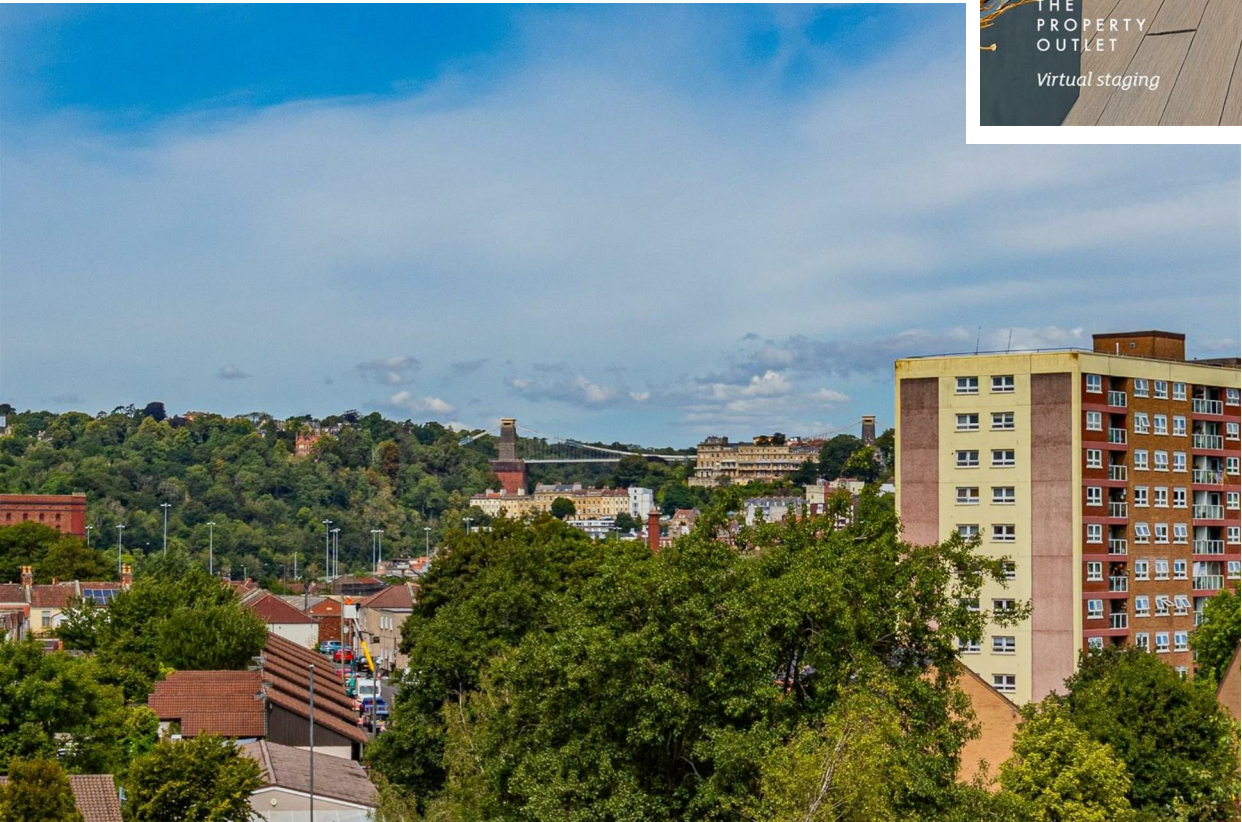
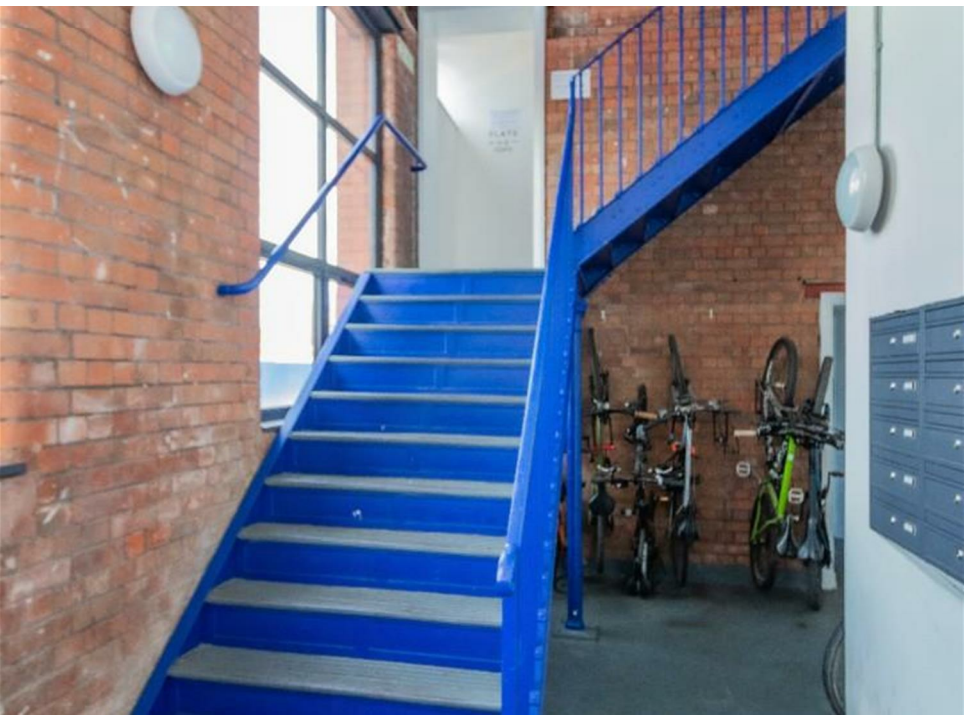


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#### **COMMUNAL ENTRANCE**

Stair access to all floors, communal mailboxes and bike storage.

#### **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")

impressive roof terrace with views of the Clifton suspension bridge and Harbourside.

#### **PARKING**

Allocated space.

#### **TENURE**

We are informed that the property is Leasehold, this is to be confirmed by your legal advisor.

#### **SERVICE CHARGES**

Approx £2,400 per annum

#### **GROUND RENT**

Approx £250 per annum

#### **LEASE DETAILS**

999 years on the lease from approx August 2018 - Approx 991 years remaining.

Charges and lease details to be confirmed by your legal advisor.

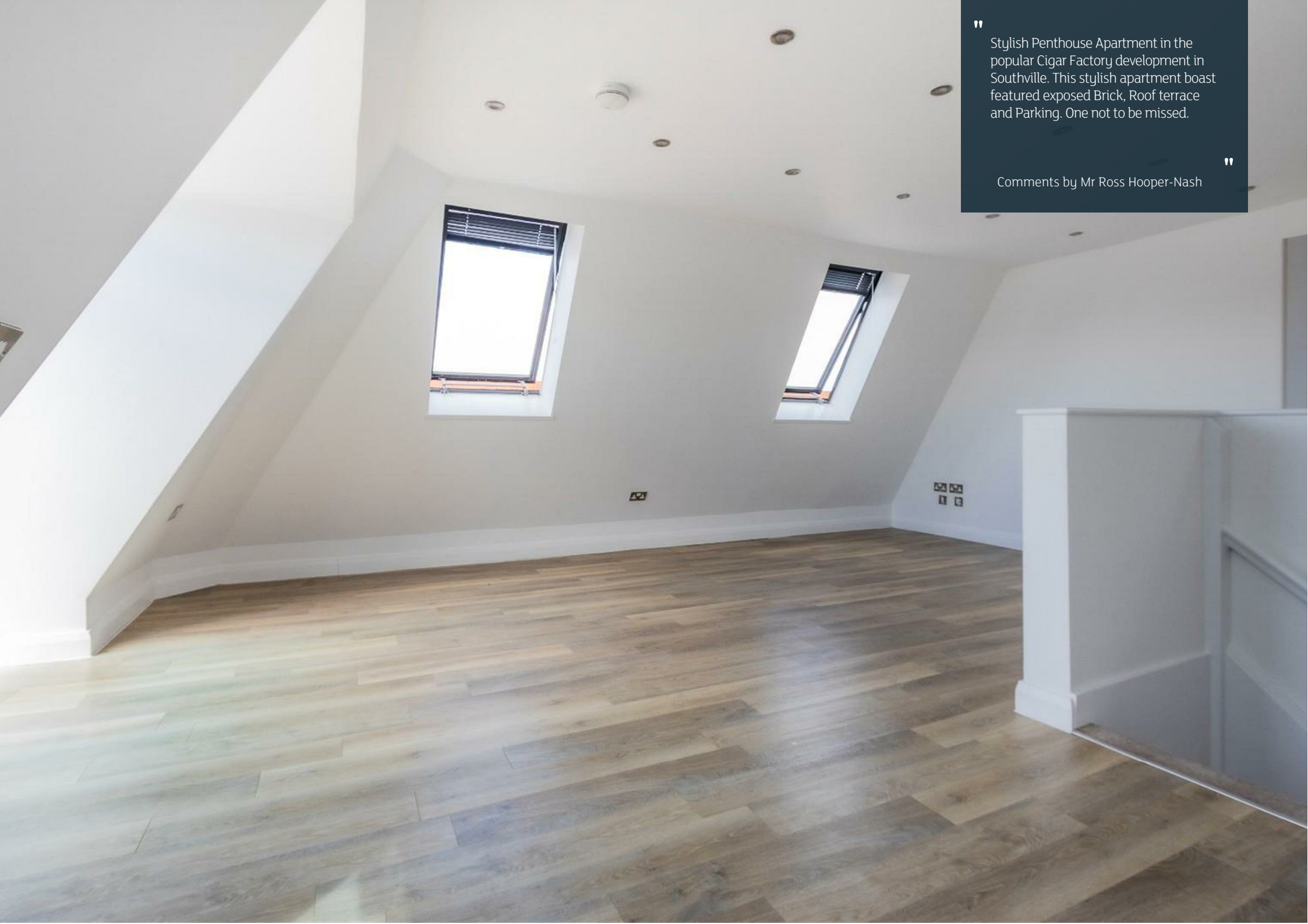
#### **COUNCIL TAX**

Band - C



” Stylish Penthouse Apartment in the popular Cigar Factory development in Southville. This stylish apartment boast featured exposed Brick, Roof terrace and Parking. One not to be missed.

Comments by Mr Ross Hooper-Nash ”







**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



[www.jeffreyross.co.uk](http://www.jeffreyross.co.uk)

Jeffrey Ross