

The Panoramic Park Row, Bristol, BS1 5LS

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## The Panoramic Park Row, Bristol, BS1 5LS

A sizeable and light luxury two bedroom apartment with off street underground parking for one car, situated on the third floor of the well regarded "Panoramic" development. The property is at rear of the building which provides stunning elevated views over Bristol's city centre and beyond. The Panoramic is superbly located close to the amenities of The Triangle, Park Street and Whiteladies Road.

Some of the many other benefits of the subject property include, two passenger lifts, a well-proportioned balcony taking advantage of the aforementioned views and a sunny southerly aspect, a large living room, a tastefully appointed kitchen, master bedroom with en-suite shower room, guest/bedroom two and further bath room and an allocated secure parking space.

This property is being sold without any onward chain.



2



1



2

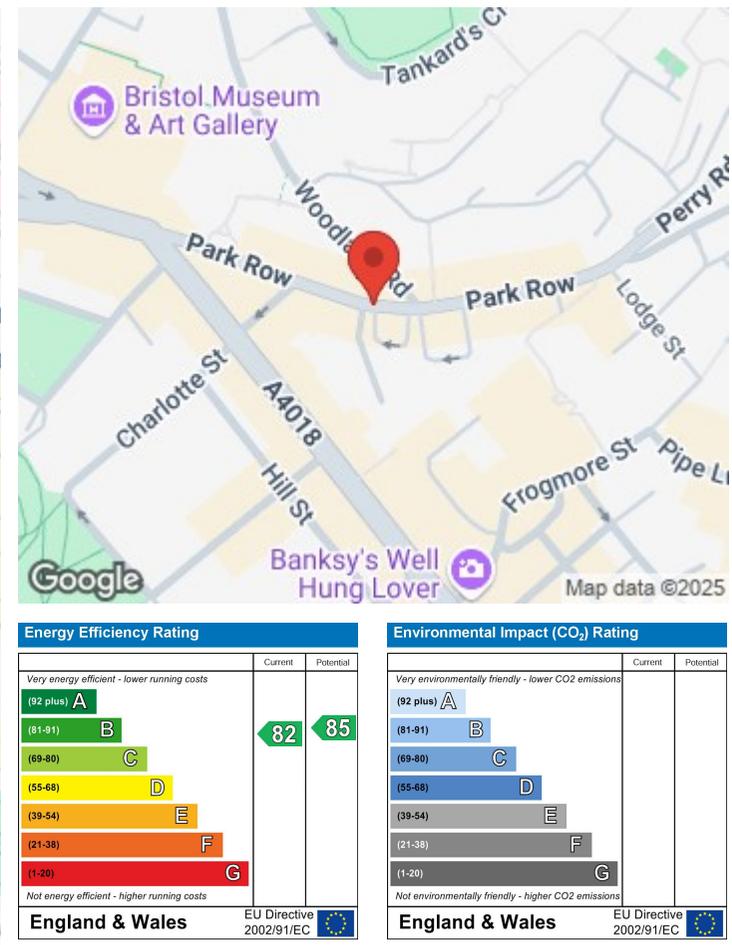
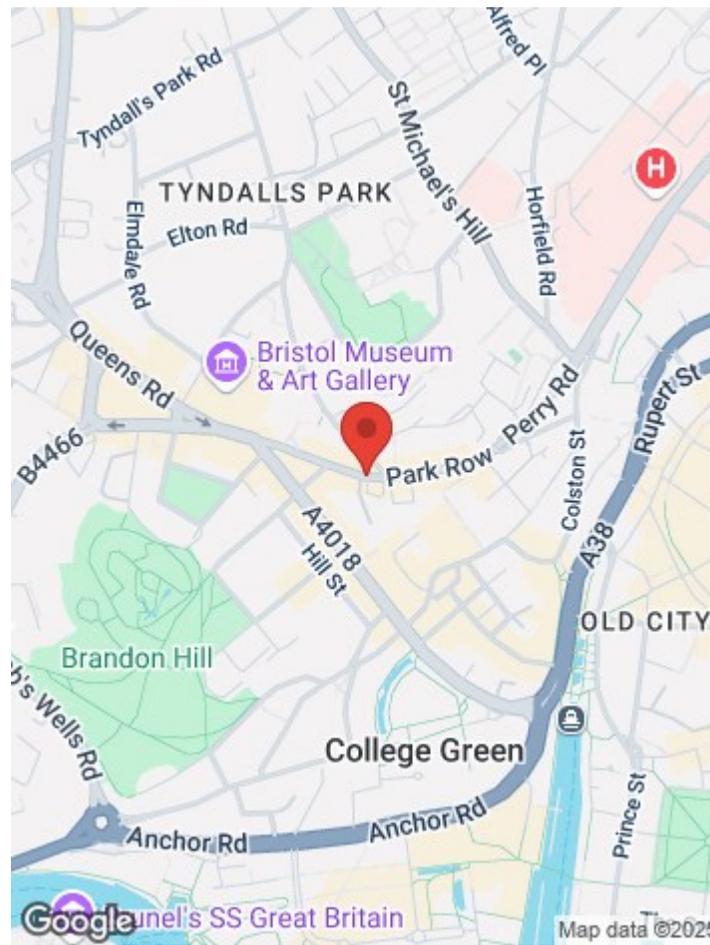
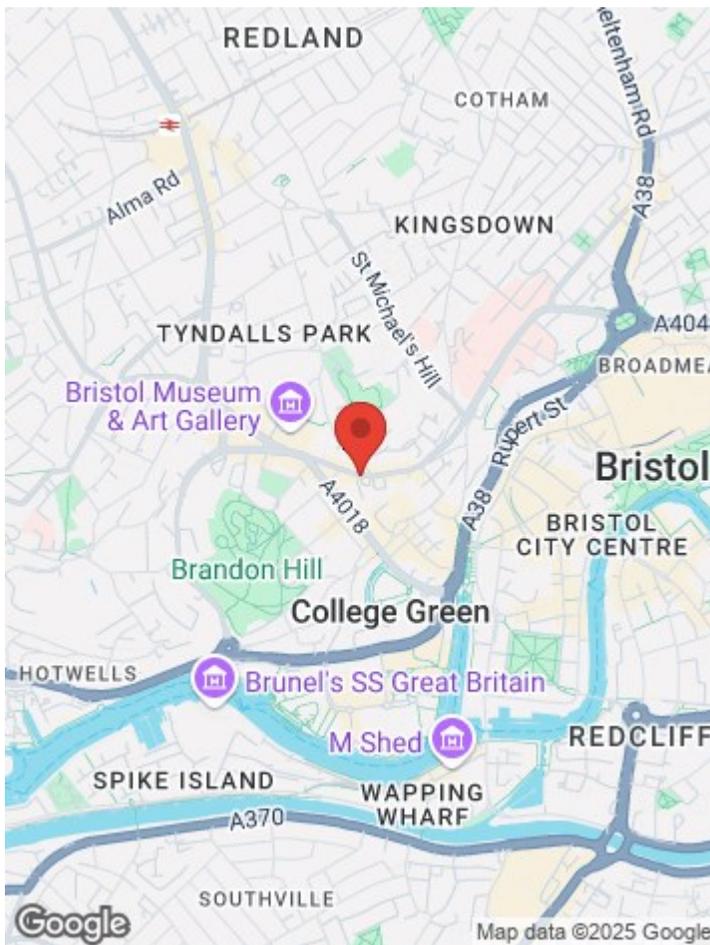


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APPROX. GROSS INTERNAL FLOOR AREA 909 SQ FT 84.4 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**OTHER INFORMATION**



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