35 The Panoramic, Bristol, BS1 5LS
Guide Price £359,950 Leasehold

A sizeable luxury two bedroom apartment situated on the fourth floor of this recent development. The property is situated to the quieter rear side of the building which provides stunning views over Bristols city centre. The Panoramic is situated in an elevated position above the city and is close to the amenities of Clifton's "Triangle" and the restaurants and shops of Park Street. The property has been beautifully modified and improved by its current owner, and provides a light, airy and penthouse style, feel and finish throughout. Specification within this superb apartment includes gas central heating, double glazing, a high standard and quality appointment of kitchen and shower rooms, video entrance phone and individual security system and surround sound speaker systems to the living/dining room master bedroom and ensuite shower room.

The accommodation comprises: communal entrance hall with two passenger lifts, private reception hall, living room with balcony and stunning views, kitchen, master bedroom with en-suite shower room, guest/bedroom two and further shower room. Allocated secure spacious parking space. CCTV operates in the entrance lobby and car park. It should be noted this property is offered for sale with no related chain.

2

1

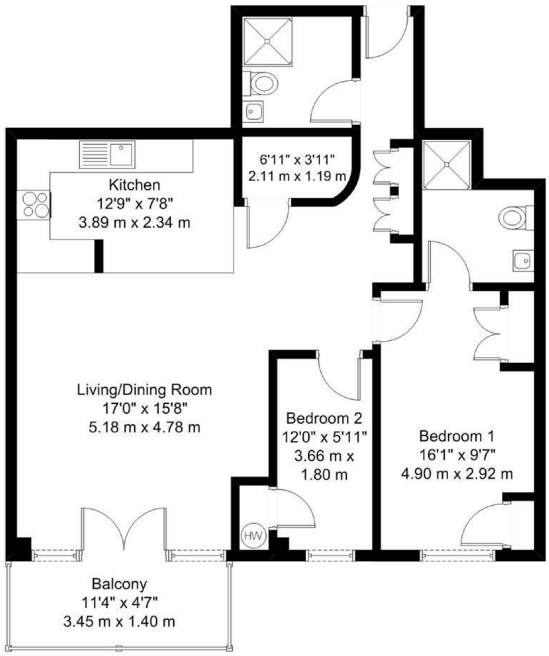
2

Location

The Panoramic is ideally situated on the border of Central Bristol and Clifton, just moments away from the shops, restaurants and boutiques on both Park Street and Queens Road and Clifton Village. The property is approximately a mile and a half from the M32 which allows access to the national motorway network, as is Bristol Temple Meads which allows access to the national rail network.

Other information

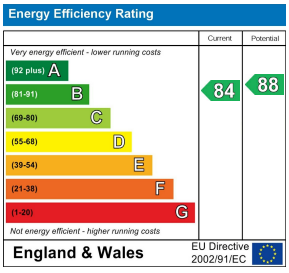
TENURE: We understand to be the remainder of a 825 year lease term. This should be checked by your legal adviser
SERVICES: We understand to be connected all mains services.
LOCAL AUTHORITY: Bristol City Council Telephone (0117) 922 2000
COUNCIL TAX BAND: We understand to be Band 'D' (£1,891.10for 2018/19).
MANAGEMENT CHARGES: We understand to circa £2500 per annum and managed by Mainstay. This should be checked by your legal adviser
VIEWING: Strictly by prior appointment with Hydes of Bristol
Telephone 0117 973 1516/1525



Approximate Internal Floor Area 818 Sq Ft / 76 Sq Metres

For illustrative purposes only. Not to scale

Whilst every attempt has been made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. Bright Logic Limited 01491 824800.



28 Princess Victoria Street, Bristol, BS8 4BU
Tel: 0117 973 1516
post@hydes.co.uk
www.hydes.co.uk

Hydes OF BRISTOL