



Penthouse Apartment
Capricorn Place
Harbourside
Bristol

PENTHOUSE, 41 CAPRICORN PLACE, HOTWELL ROAD, HARBOURSIDE, BRISTOL, BS8 4UA

SUMMARY OF ACCOMMODATION

A magnificent and spectacular penthouse apartment enjoying stunning views over central Bristol's attractive floating harbour, situated directly opposite Isambard Kingdom Brunel's SS Great Britain. This spacious light and airy apartment forms one of the impressive penthouses within the Capricorn Place, constructed in 2003 to a very high specification. This contemporary three-bedroom property has a wrap-around roof terrace looking directly up the water in a southerly direction accessed off a sumptuously proportioned living room with an additional access from the en suite master bedroom.

The apartment is reached off a communal landing, which is shared with a neighbouring penthouse and having direct lift access from the ground floor and secure undercroft parking, for which the property has an allocated space. Additional, permitted visitor's car parking is also available behind automated gates. The exceptionally well-presented accommodation is arranged around a central entrance hall, which has ample storage by way of three useful cupboards and a separate utility room. Double doors open into an impressive open plan reception/dining room with good ceiling height incorporating air conditioning and access to the comprehensively equipped kitchen.

Undoubtedly, one of the principle features of the reception room is large windows that open on to the aforementioned roof terrace and provide an abundance of natural daylight and a great feeling of spaciousness. The kitchen is finished to a high specification with attractive work surfaces built in appliances. Two of the three bedrooms are en suite with a luxurious bath/shower room serving the master bedroom and a tastefully appointed shower room serving the second.

USEFUL INFORMATION

TENURE: Leasehold with the remainder of a 999 year lease.

MANAGEMENT COMPANY: We understand there to be an active management company in existence that employ Rendall and Rittner as the managing agents. An annual maintenance charge of £8688.22 is payable and an annual ground rent of £250. This includes the building insurance, outside window cleaning and cleaning & maintenance of all communal areas.

COUNCIL TAX: Bristol City Council - Band 'F' – Currently £3,919.76 PA.

SERVICES: We understand all mains services are connected to the property with gas fired central heating.

Broadband – Ultrafast up to 1800 Mbps download and

Mobile Phone Coverage – Good outdoor coverage for EE, 02, Vodafone and Three.

Viewings – Via Hydes of Bristol, 0117 973 1516

LOCATION

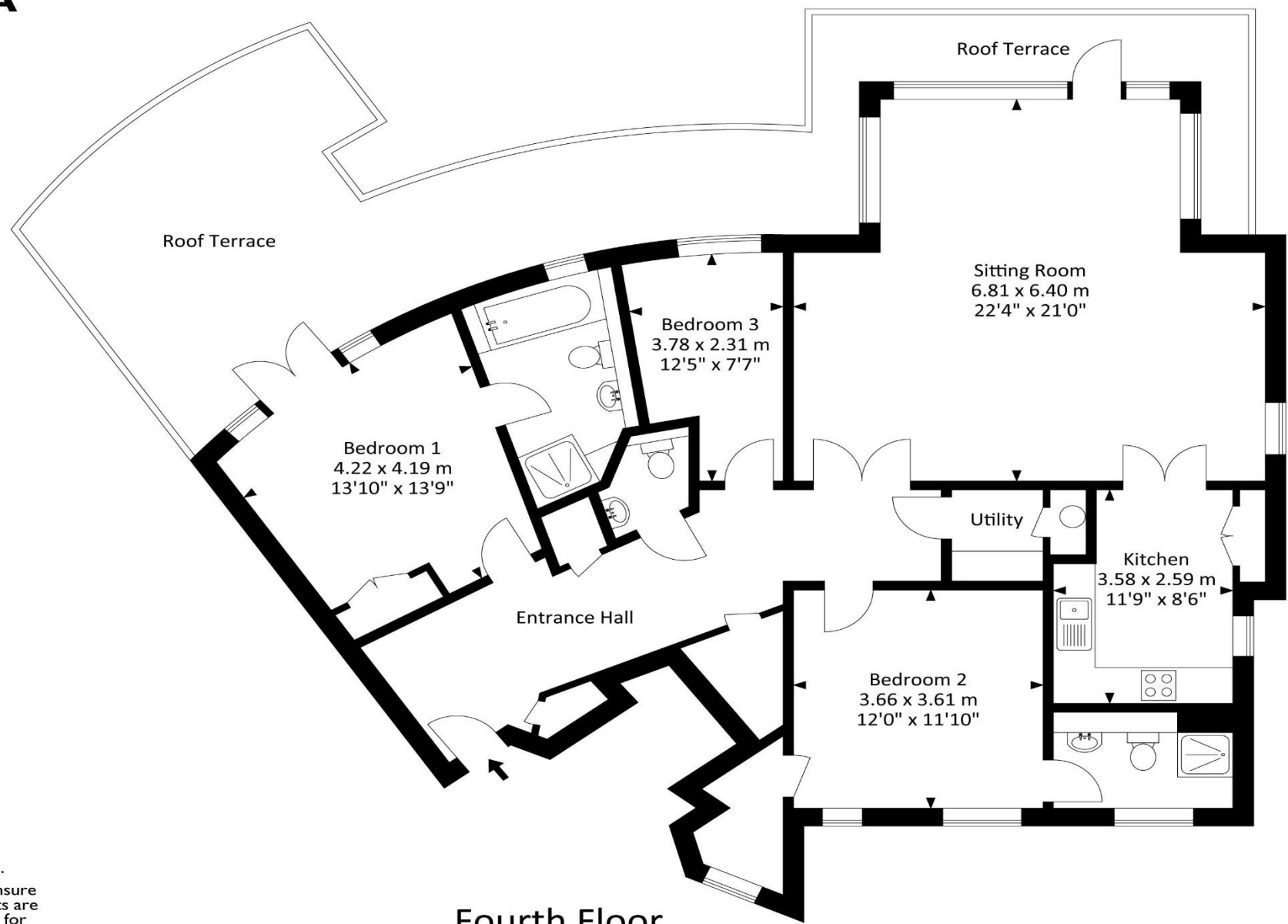
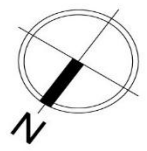
Situated in the heart of the city's historic Harbourside area directly across the water from Brunel's steamship the SS Great Britain. The city centre is within ¾ of a mile walking distance and can be accessed via a regular ferry service. Temple Meads mainline railway station is within 1½ miles and offers a regular service to London Paddington (2 hours) and other major cities. Junction 3 of the M32 is approximately 2 miles travelling distance providing easy access to the M4 and national motorway network. Bristol International Airport is approximately 10 miles to the south west of the city offering daily flights to Europe and America.

Bristol has a popular cultural and music scene, catering for all tastes and genres and is famed for its green, open spaces such as the extensive Blaise Castle Estate, as well as Durdham Downs. There is a rich history which can be seen throughout the city, in particular Brunel's Suspension Bridge, the aforementioned SS Great Britain, Concorde and the Historic Harbourside. The harbourside offers a wealth of restaurants and bars as well some fascinating Museums and landmarks representing Bristol's historical significance. For the more active there is sailing and windsurfing at Baltic Wharf, and even surfing at "The Wave".



Capricorn Place, Hotwell Road, Bristol, BS8 4UA

Approx. Gross Internal Area
1345 Sq.Ft - 124.90 Sq.M



Fourth Floor

For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

IMPORTANT NOTE

Hydes of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.



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