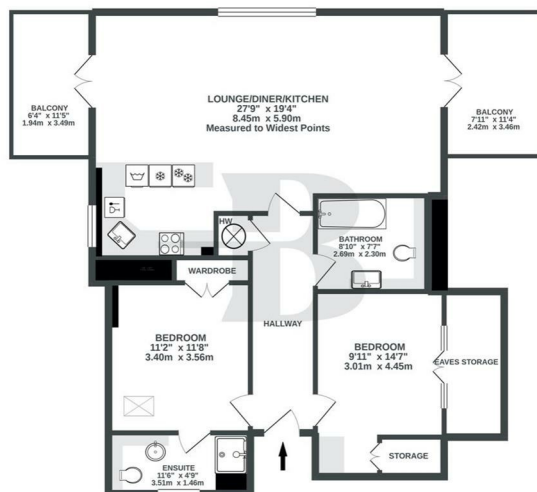




FOURTH FLOOR  
1018 sq.ft. (94.6 sq.m.) approx.



TOTAL FLOOR AREA: 1018 sq.ft. (94.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, heights, rooms and other items are approximate and not necessarily to scale for any one dimension or in any direction. This plan is for the floor plan purposes only and should be used as a guide for general information purposes. The layout, dimensions and other details shown hereon are for general information only and should not be relied upon for any specific purpose.  
Drawn with AutoCAD 2011



# Boardwalk



'Wonderful Bristol on your doorstep!  
Our time at the Keg Store has been extremely happy and we will be very sorry to leave. The location is absolutely perfect and it is within easy reach of just about anything you can think of. We have loved soaking up the vibrant atmosphere – maybe listening to a great blues band in the Old Duke, King Street or else, perhaps, treating ourselves to Michelin starred tapas at Paco Tapas on Bathurst Basin – both within short walking distance.

This great location has many practical benefits too. Cabot Circus and the Galleries shopping centres are a short walk across Castle Park – although we might choose to wander home past St Nick's Market to have some delicious street food. Temple Meads station is 15 minutes on foot – from there you can be in central London in little more than an hour and a half.

But it is not just the location that makes this a fantastic place to call home. The apartment is full of character reflecting its history as part of the old George's brewery. Yet it is also modern, light, airy, spacious and practical. The outside space is great – the southwestern balcony can easily accommodate 4 people enjoying al-fresco dining in the afternoon sunshine; the other balcony provides a more private and secluded outside area. And since the Keg Store comprises of only 17 apartments, there is a real sense of community about the place, thereby contributing to its homely feel.

The sale of the Keg store is a reluctant one – it is only the lure of a sunnier climate that is dragging us away. We will miss everything about it'

The Keg Store is positioned on Bath Street at the heart of the City Centre, just at the edge of the bustling, modern Finsels Reach. The area offers a fantastic array of shops and amenities right on its doorstep, including the iconic Welsh Back and Kings Street. Finsels Reach is home to the one of Bristol's best micro-brewery bars, 'Left Handed Giant' along with Bocabar and Spicer & Cole. Nearby there are some of the city's best restaurants, bars, museums and cafés just minutes by foot. Paco Tapas, Casamia, Root, Tare and Gambas are all recognised within the Michelin Guide and are nearby. The Wapping Wharf area as a whole has gained a national reputation for its food and drink scene, giving this area a brilliant buzz. The City Centre offers a great mix of shops and cafés, whilst Clifton, Cotham and Stokes Croft are also within reach from this central base. To the west, the expansive Ashton Court is just a short drive or cycle, whilst the M32 and Temple Meads to the east give residents a quick exit route from the city. A major benefit of this location is the proximity to many major employers, including several major law firms, banks, charities and energy companies in the centre of Bristol.

The apartment itself is beautifully balanced with two balconies, two bedrooms and two bathrooms. The hub of the home is a striking kitchen/living space with a lofty feel, exposed brick and features from the 1920s art-deco style of the building. From the living space there is a choice of two balconies, one quiet and private, the other bright and boasting brilliant urban views. Both bedrooms are a good size, also offering plenty of storage space into the eaves.. The finish of the flat is contemporary and stylish throughout, ready for the new owner to move straight in and enjoy. This is a practical property with allocated, underground parking and an additional secure storage space off the car park.

Our sellers are looking to move abroad and this can be a purchase which can move quickly should the buyer wish.



£475,000



Bristol, BS1 6HL



2 Bedrooms



2 Bathrooms

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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