



**Berkeley House Charlotte Street, Bristol BS1 5PY**

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## **Berkeley House Charlotte Street, Bristol**

A stylish Grade II listed one-bedroom apartment in the heart of Bristol BS1, offered with NO ONWARD CHAIN — contemporary open-plan living, generous double bedroom, office/studio and excellent city-centre rental potential.

### **Living Room**

Bright, spacious open-plan area with room for living and dining zones. High ceilings and large windows bring in strong natural light, while period character blends with modern finishes.

### **Bedroom**

Well-sized double bedroom with a calm, simple layout that's easy to furnish. Naturally bright and positioned away from the main living space for privacy.

### **Kitchen**

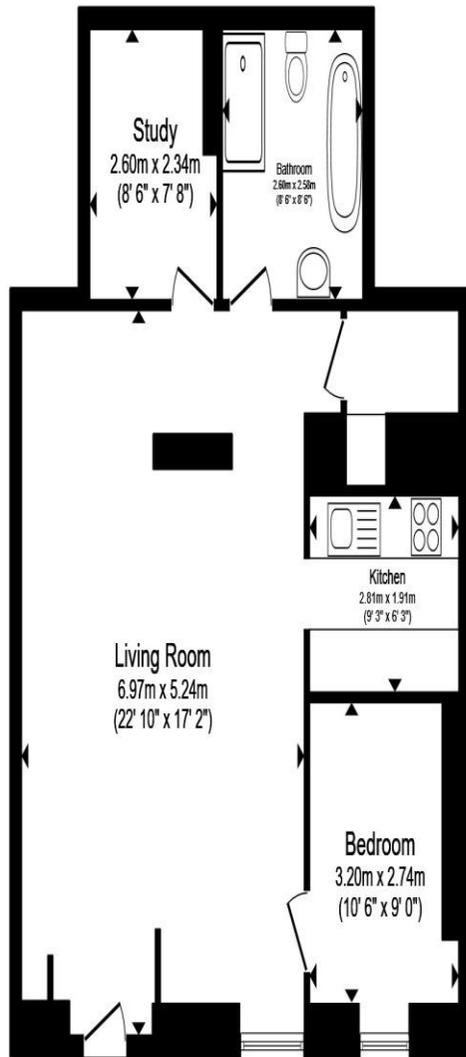
Contemporary kitchen integrated into the open-plan layout. Practical storage, good worktop space and room for essential appliances, keeping the cook connected to the living area.

### **Study**

Versatile additional room ideal for a home office or creative studio. Compact but functional, offering valuable separate workspace.

### **Bathroom**

Modern bathroom with clean lines, quality fittings and a practical layout. Neutral finishes make it easy to maintain and appealing to a wide range of buyers.



Total floor area 69.6 m<sup>2</sup> (749 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## Berkeley House Charlotte Street, Bristol

- Allocated Secure Parking
- Offered with NO ONWARD CHAIN
- Open-plan living, dining and kitchen area
- Generous double bedroom
- Central BS1 — walking distance to Harbourside, Cabot Circus, Park Street and Clifton

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1320.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 600 years from 06 Apr 1974. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £300,000



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Property Ref:  
CLI106905 - 0003

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