

**NEW
INSTRUCTION**



Central Quay North, Bristol, BS1

**Offers in the Region Of
£210,000**

- **City centre location.**
- **Modern kitchen and bathroom**
- **Solid oak floors**
- **Underfloor heating**
- **Balcony**
- **Lift Access**



Central Quay North, Bristol, BS1

Large modern harbourside apartment in the heart of BS1. Benefits from solid oak flooring, modern integrated kitchen and bathroom and balcony. Central Quay North is a well kept block with lift access and finished to a high standard. Ideal investment.

Open plan kitchen living area

Open plan kitchen / living area with wooden floor and modern integrated kitchen. Patio doors open out onto balcony.

20' 0" x 13' 0" (6.09m x 3.96m)

Bedroom

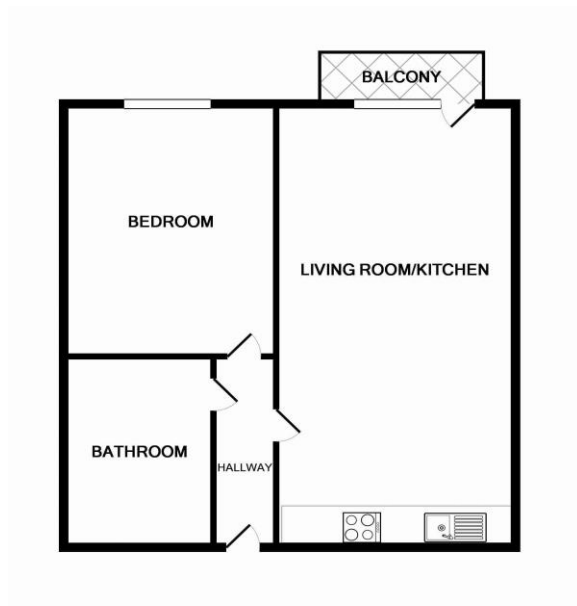
Large double bedroom with fitted wardrobes.

13' 5" x 13' 5" (4.09m x 4.09m)

Bathroom

Modern tiled bathroom.

7' 2" x 6' 5" (2.18m x 1.95m)



TOTAL APPROX. FLOOR AREA 547 SQ.FT. (50.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	58
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

46 College Green, The Harbourside, Bristol BS1 5SH

0117 928 1900

info@harboursidepropertygroup.co.uk