



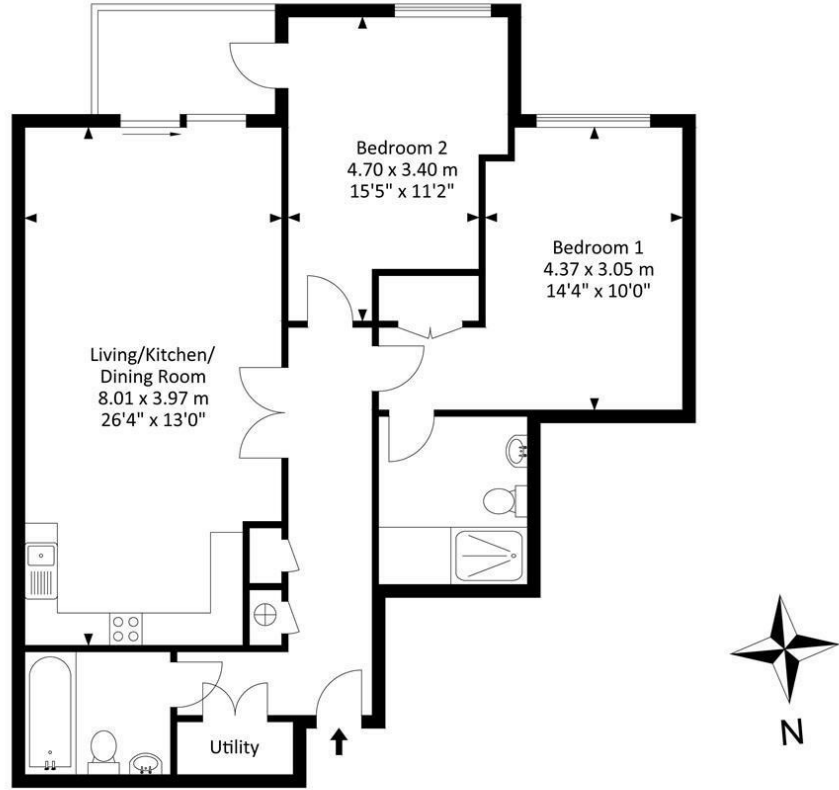
17 Queen Square Apartments Bell Avenue, Queen Square, Bristol, BS1 4AP

A stunning two double bedroom apartment with a particularly pleasing outlook over Bristol's famous floating harbour, secure underground car parking space, lift access and a balcony overlooking the dramatic Spire of St Mary Redcliffe. The subject property is situated on the third floor of Queen Square Apartments offering elevated views, and a convenient location close to the many amenities around Queens Square, Bordeaux Quay and Bristol's city centre. A fully fitted and beautifully appointed kitchen is open to a large living and dining area that offers direct access to a south facing balcony. The two bedrooms are both of double proportion, have built in storage and the master bedroom benefits from a beautifully finished shower room en suite. A further, well-appointed bathroom serves the second bedroom and a sizeable entrance hall offers the practicality of a utility cupboard and two storage/linen cupboards. It should also be noted that this property is being sold with no onward chain.

- Stunning two double bedroom apartment
- Amazing views over Bristol's famous floating harbour
- Secure parking space
- Third floor
- Lift Access
- South West facing balcony
- No onward chain

£475,000* Fees Apply

Approx. Gross Internal Area
924.51 Sq.Ft - 85.89 Sq.M



Third 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.
Floor plan produced by Westcountry EPC.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		80	85
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		79	80
		EU Directive 2002/91/EC	