



HOPEWELL  
SALES

£200,000 Leasehold



Baldwin Street, Bristol BS1 1NG

## PROPERTY DESCRIPTION

Hopewell are delighted to bring to the market this wonderful one bedroom apartment. Located on the third floor of this quality modern development, apartment 16 is ideally positioned to enjoy all that Bristol's thriving city centre has to offer.

This stylish modern apartment is presented superbly with a simple but effective design. The grey oak laminate flooring against the white shadow gap skirting and architrave, anthracite coloured doors and full height windows generate a sophisticated urban feel, and with a dove grey gloss fitted kitchen and all the integrated appliances that one expects for modern living, this really is great opportunity to enjoy an urban lifestyle.

The quality of the fixtures and fittings throughout the apartment is impressive. The dove grey gloss kitchen with attractive work surface and counter hung sink boasts integrated dishwasher and a fridge with freezer compartment. The shower room is beautifully finished and has a quality feel to it, as it boasts a contemporary suite and classic white tiles.

The development is situated on Baldwin Street, which is ideally located in the heart of the centre of Bristol. There are a wealth of fashionable bars and restaurants on the centre, the Harbourside or a short walk up the hill to Clifton. A stroll around the corner and there is the fabulous Queens Square to enjoy sitting out on a summers day. The location also affords easy to the BRI, the University, the Harbourside and Temple Quay, so it really does suit any young professionals, or students, who need a base in Bristol. There are numerous car parks in the area, and the roads gives easy access to the motorway network.

An early inspection of this desirable property is highly recommended by Hopewell, as with its location, specification and effective design, this property will suit all manner of buyers, and to miss out would be a disappointment if you are looking to acquire a contemporary city centre apartment.

## FEATURES

- CALL NOW FOR A COVID COMPLIANT VIEWING
- Ideal for INVESTMENT, FTB 's or someone wanting modern city centre living.
- Stylish One Bed Apartment
- City Centre living at its best
- Quality fixtures and fittings
- Beautifully presented
- Clean lines, and efficient modern living
- Impressive urban design
- Very well appointed
- Fantastic central location



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## ROOM DESCRIPTIONS

### Communal Entrance

A modern street frontage made up of glass and metal curtain walling is broken by a recessed glass panelled front door with a security entry system to the side. A stylish reception hallway which houses a bank of secure post boxes for the individual apartments leads up some stairs and to a further reception area giving access to the stairwell and lift system. Apartment 16 can be found on the third floor.

### Apartment Entrance

A solid Dark Oak effect door gives access to apartment 16. On entering the apartment you are immediately aware of the grey oak finished laminate flooring which is finished off beautifully with white shadow gap skirting and matching architrave, this continues throughout the apartment. The white walls, fitted dove grey gloss kitchen, and aluminium full height anthracite double glazed windows give a true impression of modern style.

### Kitchen/Living Room

3.35m x 4.98m at Maximum (11' 0" x 16' 4") Laminate grey flooring with white shadow gap skirting. A range of matching dove grey contemporary kitchen units define the kitchen area, with a fabricated stone effect work surface over incorporating a counter slung stainless steel sink with attractive modern mixer tap and an electric stainless steel oven with a two ring hob and integrated extractor hood over. There is also an integrated dishwasher and fridge with freezer compartment, there is a utility cupboard housing the boiler for domestic hot water, and with plumbing and power for a washing machine.

The living area has the same laminate grey flooring with white shadow gap skirting and matching architrave, there is an aluminium double glazed full height window opening from dado height with a tiled sill. There is the intercom entry system and there are numerous electrical sockets and switches, a wall mounted radiator, as well as TV and data points, and chrome finished down lighters and a pendant light fitting.

### Bedroom

3.38m x 2.6m (11' 1" x 8' 6") Laminate grey flooring finished with white shadow gap skirting and matching architrave, two full height aluminium double glazed windows opening from dado height with a tiled sill. A wide range of electrical sockets and switches, telephone, data and TV points, ceiling pendant light fitting, chrome finished down lighters and a radiator.

### Shower Room

Grey laminate floor finished with white shadow gap skirting and matching architrave, partially tiled walls extending to form a fully tiled shower enclosure with a glass door. The modern white suite comprises of an integrated WC with Chrome finished flush plate, pedestal wash basin with chrome finished taps, and a shower tray with a double shower comprising of a fixed rose, and a hand held adapter. There is a white heated towel rail, extractor fan, electrical shaving point and chrome finished down lighters.

### Communal Facilities

The development is well run by a management company, and the apartment benefits from a communal refuse area and a communal cycle store.

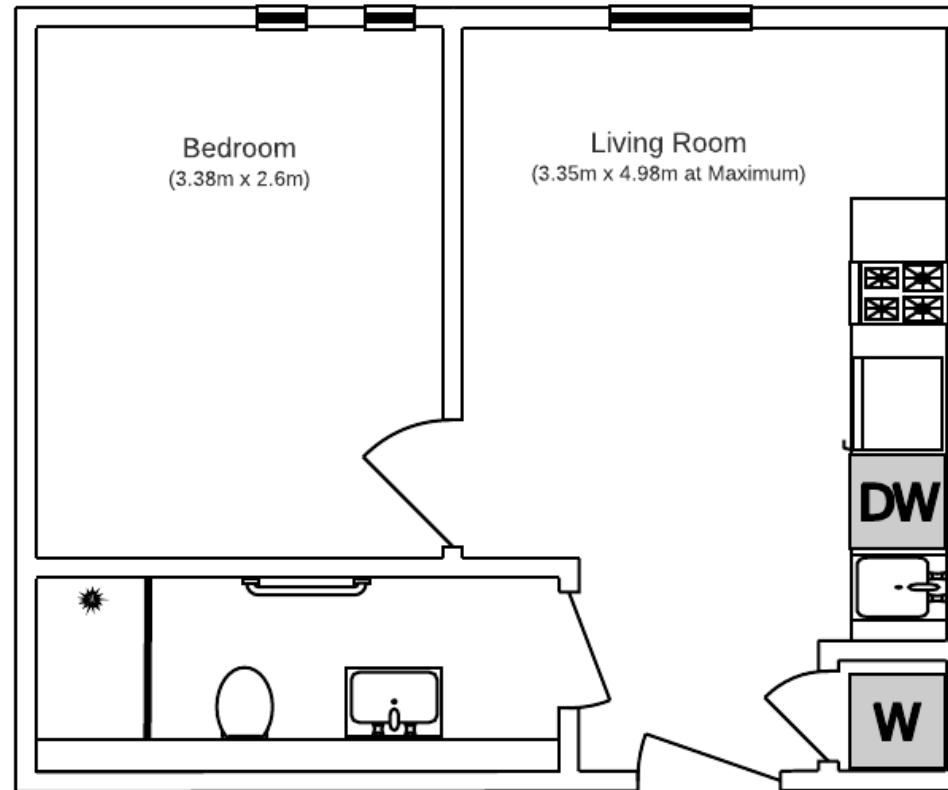
### Useful Information

- \* Lease has 123 years remaining.
- \* Service Charge is £850 per annum.
- \* Ground Rent is £250 per annum.
- \* Current rent £960 per month.
- \* Council tax band C.



# FLOORPLAN

## Floor Plan: Flat 16, 28 Baldwin Street



**Disclaimer:** This floorplan and these property particulars are for marketing purposes only. Hopewell Sales Limited does not warranty any measurements or information contained within these details and floorplan, or indeed the structural condition of the property. No fixtures, fittings, services or equipment have been tested by Hopewell Sales Limited. Information on the title has been supplied by the vendor and used in good faith by Hopewell Sales Limited. It is highly recommended that any buyer carries out Due Diligence on all aspects of the property prior to purchase.