



HOPEWELL
SALES

£425,000 Leasehold



Invicta, Millennium Promenade, Bristol
BS1 5SY

PROPERTY DESCRIPTION

The Property-

Invicta presents an immaculately maintained second-floor two-bedroom flat, featuring two private balconies. The generously lit and airy dual-aspect open-plan living space provides balcony access through sliding patio doors. Adjacent to the living area, a well-equipped kitchen boasts a selection of sleek gloss wall and base units, complemented by laminate worktops and a one & half bowl sink drainer with mixer tap. Integrated BOSCH appliances include induction hobs with an overhead extractor, oven, dishwasher, and fridge/freezer. Both spacious double bedrooms offer balcony access, with the master bedroom further enhanced by a fully tiled ensuite and built-in wardrobes. Additionally, a separate fully tiled family bathroom features a shower over the bath, basin, WC, heated towel rail, and wall-mounted mirror. The hallway hosts a sizable utility/storage cupboard with plumbing for a washing machine, alongside an intercom system. Further advantages include an allocated secure underground parking space.

Lease Information-

990 years remaining. Ground Rent per year: £125. Service Charge per year: £1419.38. Estate Charge per year: £220.45.

Location-

Nestled at the heart of the city lies Bristol's vibrant Harbourside, extending from Hotwells, past M Shed, and culminating at the Cascade Steps. This bustling area boasts a plethora of amenities, including museums, restaurants, bars, and attractions such as Brunel's SS Great Britain, Bristol Aquarium, and Spike Island. With excellent transport connectivity, the Harbourside serves as a hub for accessing the city, with Bristol Temple Meads station merely 1 ½ miles away, offering regular services to London Paddington and beyond. Particularly delightful during the warmer months, a leisurely stroll along the Harbourside beckons, with the opportunity to pause at one of the numerous waterside bars and soak in the ambiance as life unfolds around you. Indeed, Bristol's Harbourside epitomizes the essence of urban charm and convenience.

Hopewell-

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FEATURES

- Allocated secure underground parking space
- Two private balconies
- Chain free
- Superb harbourside location close to many amenities
- Master Bedroom with En suite
- Modern well presented throughout
- Two double bedrooms with balcony access
- Open plan living



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



ROOM DESCRIPTIONS

Hallway

Kitchen/Living Room

5.79m x 5.33m (19'0 x 17'6)

Bedroom 1

4.80m x 2.69m (15'9 x 8'10)

Ensuite

2.25m x 1.95m (7'4 x 6'5)

Bedroom 2

3.68m x 2.57m (12'1 x 8'5)

Bathroom

2.32m x 1.70m (7'8 x 5'7)



FLOORPLAN

Invicta, Millennium Promenade, Bristol, BS1

APPROX. GROSS INTERNAL FLOOR AREA 773 SQ FT 71.8 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.