



urbanlighthouse
INDEPENDENT ESTATE AGENT

Invicta,
Bristol,
BS1 5SY

Offers over
£500,000

Communal Hall with lift

Entrance Hall 13'3 x 3'6
(plus 9' x 5' average) 4.04
x 1.07m (plus 2.74 x
1.52m ave)

Open Plan Living area
30'2 max x 22'3 max
(irregular shape) (9.19
max x 6.78m max)
(irregular shape)

Balcony 7' x 8'6 (2.13 x
2.59m)

Bedroom 1 12'9 max x
11'5 (3.88 max x 3.47m)

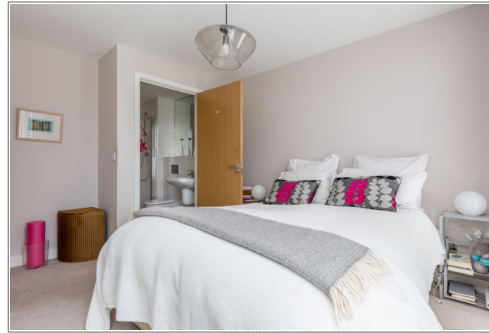
En suite shower room 7'7
x 4'3 min (2.31 x 1.3m
min)

Bedroom 2 9' x 11'2
(2.74 x 3.4m)

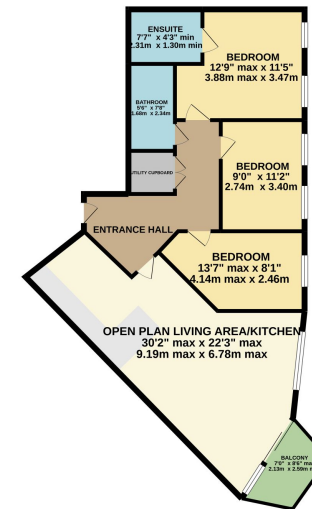
Bedroom 3 13'7 max x
8'1 (4.14 max x 2.46m)

Bathroom 5'6 x 7'8 (1.68
x 2.34m)

Secure parking space



FIRST FLOOR
870 sq. ft. (80.8 sq.m.) approx.



TOTAL FLOOR AREA: 969sq ft. (90.0 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floor plan and area, measurements of floors, walls, ceilings and any other items are approximate and are not intended to be used for any legal purposes or for completion. The floor plan, systems and appliances shown have not been tested and no guarantee can be given regarding its accuracy or performance.

An exceptionally well presented 3 bedroom first floor apartment in this exceptional Harbourside location, with wonderful views in both directions along the harbourside, with a south facing balcony. The property is situated by a pleasant enclave off the main harbour with a range of independent coffee shops and bars. The property enjoys a secure parking space, lift access, engineered wood floors, harbourside views from all bedrooms as well as the generous open plan living area. Master with en suite, plus principle bathroom.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		86	86
(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	EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A		90	90
(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	EU Directive 2002/91/EC		

For information about the local area visit: <https://urbanlighthouse.co.uk/about-the-area/harbourside.html>