



urbanlighthouse  
INDEPENDENT ESTATE AGENT

Westgate,  
Caledonian Road,  
Bristol,  
BS1 6JR

Offers over  
£465,000

**Communal Hall with lift**

**Entrance Hall**  
20'9 x 7'10 max  
6.32 x 2.39m max

**Lounge/Dining Room**  
17'8 x 18'2 max  
5.39 x 5.54m max

**Kitchen**  
12' x 8'9  
3.66 x 2.66m

**Bedroom 1**  
18'2 max x 10'1  
5.54 max x 3.07m

**En suite**  
6'3 x 6'2  
1.91 x 1.87m

**Bedroom 2**  
18'2 max x 10'1  
5.54 max x 3.07m

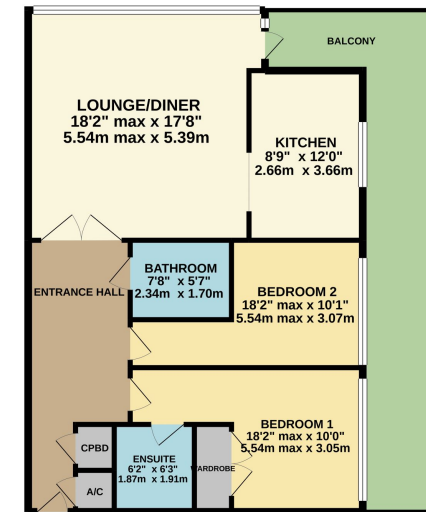
**Bathroom**  
5'7 x 7'8  
1.7 x 2.34m

**Balcony**  
38'6 x 5'3 plus 4'8 x 7'5  
11.73 x 1.6 plus 1.42 x 2.26m

**Secure underground  
allocated off street  
parking space**



THIRD FLOOR  
954 sq.ft. (88.6 sq.m.) approx.



TOTAL FLOOR AREA - 954 sq.ft. (88.6 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floor plan and measurements, the Seller, the Agent and the Property Consultant make no representation or warranty as to the accuracy of the floor plan or measurements. The floor plan and measurements are for information only and should not be relied upon for any purpose other than to provide a general guide to the layout and dimensions of the property. The Seller, the Agent and the Property Consultant accept no liability for any errors or omissions in this information.

A 2 double bedroom third floor apartment enjoying some of the finest Harbourside views to be had, from either the generous L-shaped balcony, or open plan lounge/dining room with ceiling to floor windows. Generous entrance hall, 2 double bedrooms, open plan lounge/diner, bathroom and separate en suite, secure underground parking space. Access via lift or staircase in well tended communal hall. No onward chain.

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