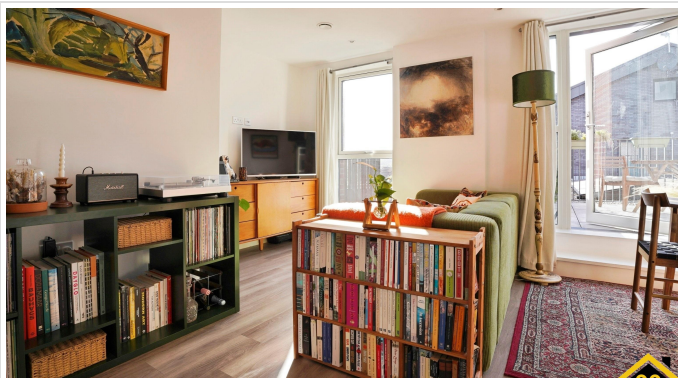


1 Bed Flat In Mcarthurs Yard, Bristol, BS1 6AF

£89,900





SHORT DESCRIPTION

Property Ref: 17203 Please note that the viewing dates and time slots for prospective viewers have already been arranged by the owner. To manage and arrange the viewings, please visit the 99Home website, where you can coordinate the appointments directly from your side. We are delighted to present this exceptional one-bedroom apartment at McArthur's Yard. Beautifully designed, the property offers a spacious open-plan living area, a modern fully fitted kitchen, one double bedroom, and a contemporary bathroom. The apartment also benefits from a private balcony and a private roof terrace, offering generous outdoor space to relax and enjoy. Ideally positioned just moments from Bristol Harbourside, this sought-after location offers the perfect balance of vibrant city living and picturesque waterside surroundings. An array of independent cafés, award-winning restaurants and cultural venues, including Arncliffe and Watershed, are all within easy walking distance. Temple Meads Station is just a short walk away, providing excellent transport links for commuters, while nearby green spaces and scenic harbourside walks offer the perfect opportunity to unwind. This stylish apartment is ideal for a single professional or a couple seeking a contemporary home in one of Bristol's most desirable locations. Property Type: Flat Full selling price: £310000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 29% Share price: £89900.00 Monthly rent based on 29% share: £575.67 Remaining lease (in years): 988 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £1528.80 Council tax band: C EPC rating: B Measurements: Bedrooms, Bathrooms and Living room Possession of the property: Occupied.



Bed Room(s)



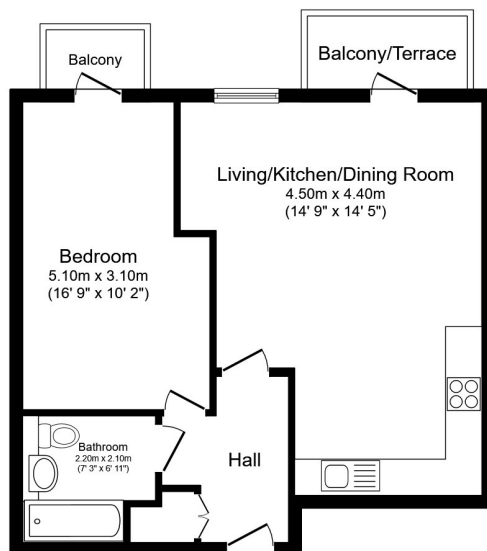
Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 53.0 sq.m. (570 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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