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# 2 Bed Penthouse In Anchorage Gaol Ferry Steps, Bristol, BS1 6UZ £625,000












## SHORT DESCRIPTION

Property Ref: 17765 An exceptional fifth-floor penthouse apartment in the highly sought-after Wapping Wharf development, offering 1,041 sq ft of beautifully presented living space with impressive double-height ceilings. This stunning two-bedroom, two-bathroom property features a spacious living area, a long private balcony with river views, and two exclusively allocated parking spaces — a rare advantage in central Bristol. Situated in one of Bristol's most desirable harbourside locations, Wapping Wharf is renowned for its independent restaurants, cafés, vibrant CARGO development and waterfront atmosphere, all within easy reach of the city centre. Presented in excellent condition throughout and offered with vacant possession, this distinctive penthouse provides an exceptional opportunity to enjoy premium harbourside living. Property Type: Penthouse Full selling price: £625000.00 Pricing Options: Fixed Price Tenure: Leasehold Remaining lease (In Year): 240 Yearly Ground Rent Cost: £300.00 Yearly Management Cost: £3000.00 Council tax band: E EPC rating: C Measurement: 818.057 sq.ft. Outside Space: Communal Garden, Balcony, Patio Parking: Allocated, Gated, Residents Heating Type: Central, Double Glazing, Electric Heating, Underfloor Heating Chain Sale or Chain Free:Chain free Possession of the property: ----------

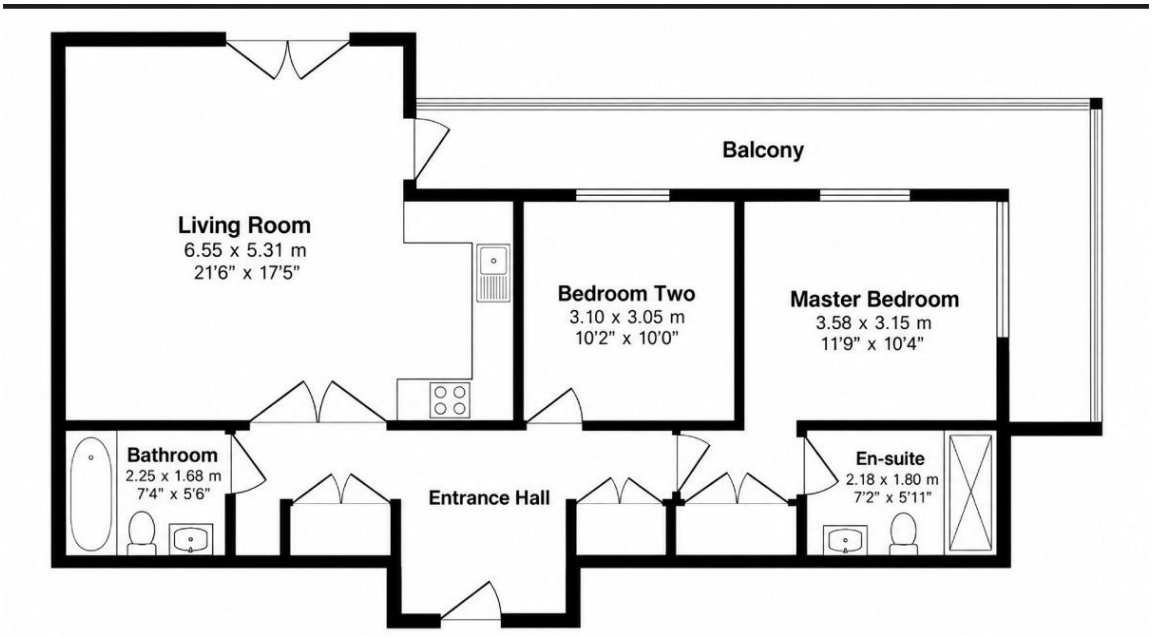
2
**Bed Room(s)**

2
**Bath Room(s)**

1
**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.




**Fifth Floor**

Total approximate floor area: 1041 sq ft (96.7 sq m)
Fifth Floor: 1041 sq ft (96.7 sq m)

# EPC GRAPH

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

| | |
|---|---|
| Property type | Top-floor flat |
| Total floor area | 76 square metres |

## Rules on letting this property

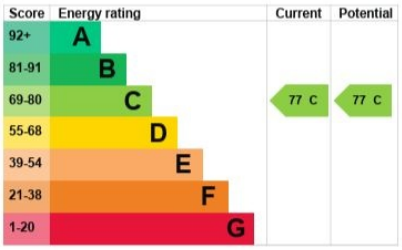
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency.




The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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