



## 27 ANCHORAGE

Gaol Ferry Steps, Bristol, BS1 6UW



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An exceptional fourth-floor apartment in one of Bristol's most sought-after harbourside locations, complete with a private balcony and secure under-croft parking.

\* PRIVATE BALCONY WITH OUTSTANDING PANORAMIC HARBOURSIDE VIEWS \* FOURTH-FLOOR APARTMENT ENJOYING GENEROUS PROPORTIONS \* CIRCA 900 SQ. FT \* OFFERED WITH NO ONWARD CHAIN \* SEPARATE UTILITY AND STORAGE \* MASTER BEDROOM AND EN-SUITE SHOWER ROOM \* SECOND DOUBLE BEDROOM AND FAMILY BATHROOM \* PRIVATE UNDERGROUND PARKING SPACE \* OPEN-PLAN HIGH-SPECIFICATION KITCHEN \* EPC B

### Situation

Wapping Wharf is an exceptional development on Bristol's iconic floating harbour.

The location has a rich maritime history dating back to the early 18th Century. Developed by award-winning 'Muse' the development was completed in 2015. Anchorage sits at the heart of the development, with apartment 27 enjoying far-reaching views across the water from its elevated position.

On the doorstep are the nationally renowned CARGO and CARGO 2 range of independent shops, bars and cafés. Stepping out of Anchorage offers access to the walkway serving both sides of the harbour, a three-mile walk circuit. The harbour itself has regular water taxis and ferries up and down the floating harbour.

Within a mile lies access to Bristol Temple Meads the train station. Southville is close by and easily accessible via a newly restored footbridge, Queen Square. College Green and Park Street are also located nearby. Cabot Circus is 1.3 miles to the east and by car, and the M32 is situated just 2.5 miles away.

### For Sale Leasehold

27 Anchorage is a stunning fourth-floor apartment situated on the bend of the river which showcases glorious views of the SS Great Britain, Brandon Hill and the colourful Clifton wood and city skyline.

All of the principal accommodation faces out to the water and each room is flooded with natural light from a selection of floor-to-ceiling windows throughout.







Stepping into the apartment, a generous hallway provides access to the living room and kitchen with light pouring into the space and off the engineered oak flooring. At one end of the hallway is a fully tiled bathroom and on the other is a double bedroom and the principal bedroom with ensuite. The hallway also features a utility room cupboard and a useful large second storage cupboard.

The living space is of generous proportions and boasts spectacular views from a selection of floor-to-ceiling windows and a private balcony. This space presents dual-aspect views directly out across the water and city. The balcony is a wonderful feature of this apartment and is certainly the perfect spot to enjoy or morning coffee or sundowner whilst watching the world go by.

The kitchen is open plan to the living room and features an array of high-specification fixtures and fittings as well as a great deal of wall-mounted cupboard and draw storage options.

The kitchen is finished in a high gloss and equipped with of Silestone worktops and a selection of 'Bosch' appliances, including an integrated oven, microwave and ceramic hob with overhead extraction. Additional integrated appliances include a Zanussi fridge freezer and a dishwasher.

The master bedroom is a good size with ample room for a king-size bed. There is plenty of storage provided from an integrated wardrobe and this room enjoys exclusive use of a fully tiled ensuite shower room. The en-suite is well-appointed with an oversized walk-in shower and Porcelanosa fixed rain shower head, plus a detachable shower head, floating WC and wash basin, fitted vanity mirror and a heated towel ladder.

The second double bedroom is a good size and is currently used as a home office.

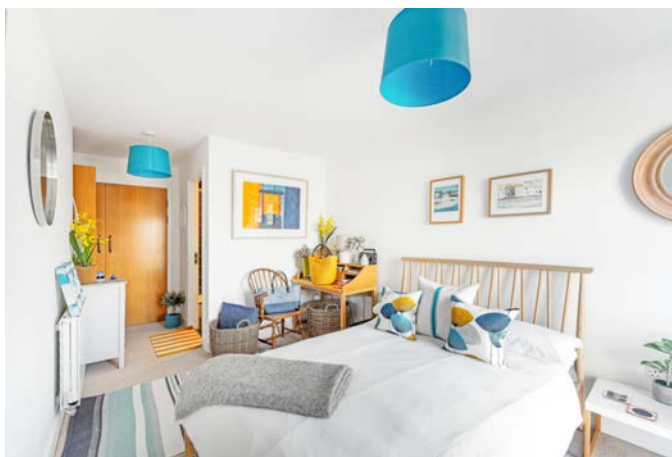
The family bathroom has a panelled bath with an overhead shower and Porcelanosa fixtures which include a floating WC and wash basin, fitted vanity mirror and heated towel ladder.

#### Outside

The apartment has the benefit of a private timber decked balcony which can be accessed from the living room and enjoys wonderful views of the water and beyond. The apartment comes with an allocated and secure under-croft car parking bay.

On your doorstep are the numerous retail outlets and restaurants of Wapping Wharf and Cargo.

#### Services





Mains water, electricity and drains, broadband, telephone and hot water (as above) are subject to a contract with the supplier.

**Local Authority**

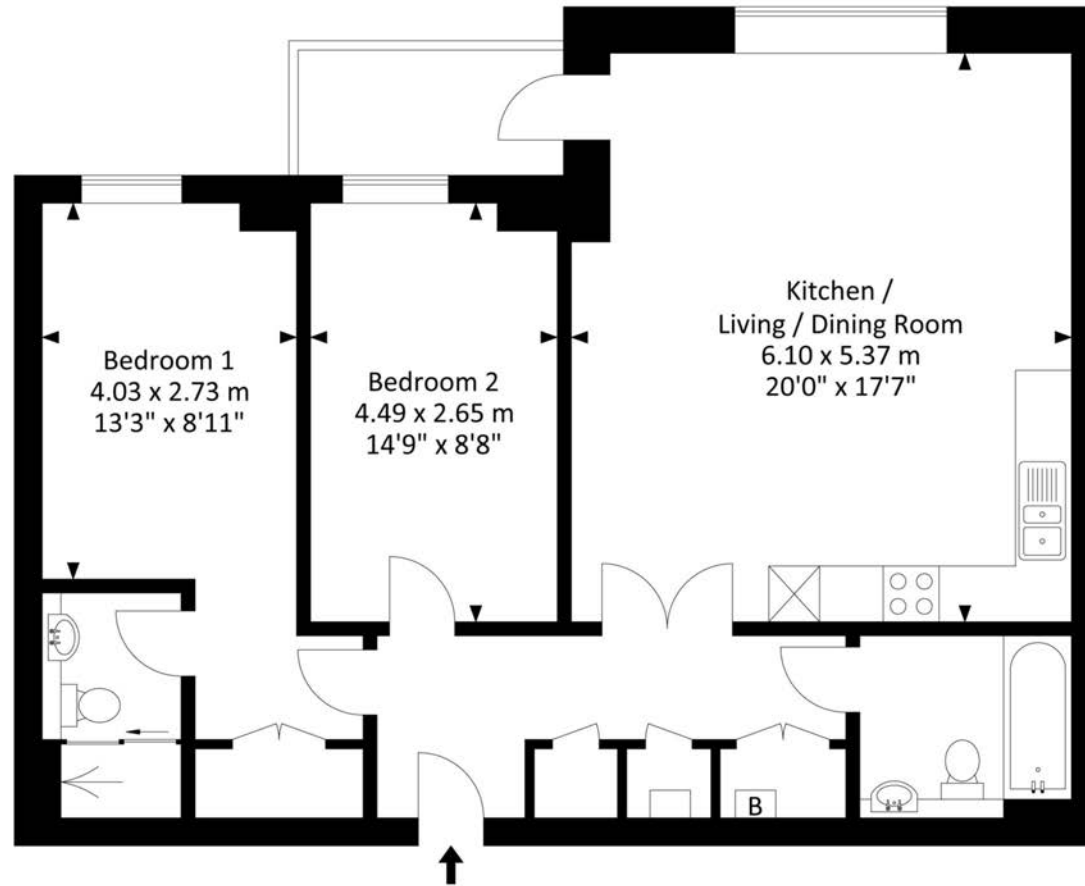
Bristol City Council: Telephone 0117 922 2000

Council Tax Band: D

Directions: Postcode BS1 6UW



Approx. Gross Internal Area  
886.0 Sq.Ft - 82.30 Sq.M



Fourth Floor

For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



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clear and effective property sales



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