

Edward VII Wing, French Yard, Bristol



An exceptional 3 bedroom apartment found in a much sought after waterfront location.

Location

Edward VII Wing sits in the heart of one of Bristol's most popular waterfront locations, The General. Found in Bristol's vibrant city centre, there is a host of quality local amenities close by which include the independent shops, restaurants and delis of Wapping Wharf and several Michelin star restaurants. This desirable location is made more convenient by easy level access to Bristol Temple Meads.

Description

One particular feature of this generous apartment is the bay fronted kitchen dining/sitting room. Boasting a south orientation, this light filled room enjoys a generous footprint and a high degree of natural light, perfect to entertain or simply to relax. A bespoke kitchen is complete with ample fitted storage and a range of high-end integral appliances.

From a spacious inner hall, the principal bedroom is complete with ample wardrobe space and a luxurious en suite bathroom with a separate shower. There are also two further consistently proportioned bedrooms, each overlooking private areas of outside space and serviced by a guest family bathroom.

Private to this apartment is a West facing front terrace as well as further terraced areas to the rear, with gated parking for two vehicles.

Please note that the service charge is currently being discussed and there is a chance it may be reduced by approximately £1,000.

Property information

Tenure: Leasehold (approximately 166 years remaining)

Local Authority: Bristol City Council

Council Tax Band: D

Service Charge: £4,475.44 per annum

Ground Rent: £350 per annum



3



2



1



2



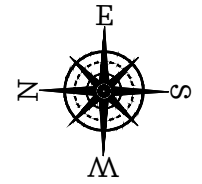
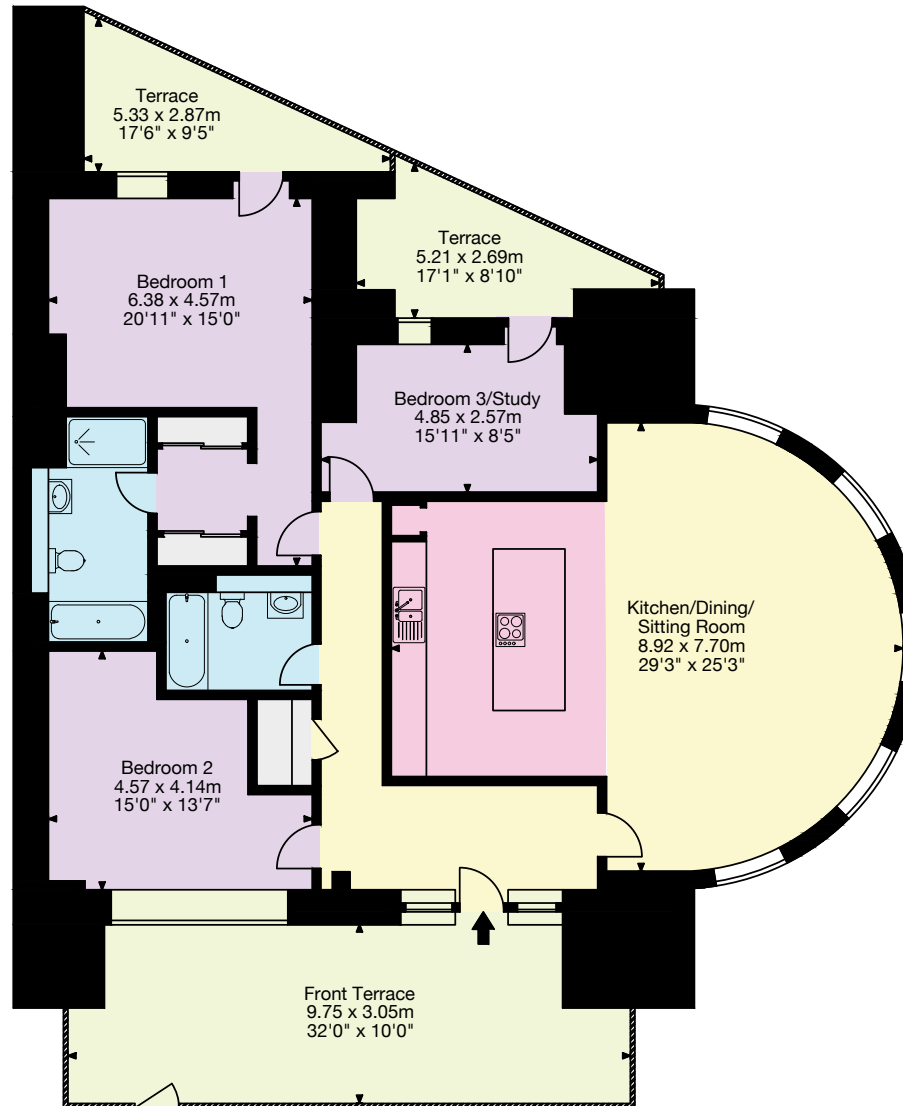
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Total Area = 136 sq m / 1,467 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank Bristol

1 The Mall
Clifton, Bristol
BS8 4DP

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Robin Engley

0117 317 1996

robin.engley@knightfrank.com



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Particulars dated January 2023. Photographs and videos dated January 2023.

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