



The Tower, Georges Square

A stunningly visual and beautifully presented two bedroom duplex apartment arranged over two levels

Property reference 3597395. These particulars are intended only as a guide and must not be relied upon as statements of fact.

Your attention is drawn to the Important Notice on the last page of the brochure.

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The Tower

Offers in Excess of £425,000

📍 9 The Tower, Georges Square, BS1 6LB

A stunningly visual and beautifully presented two bedroom duplex apartment arranged over two levels situated within walking distance of the cosmopolitan range of shops, bars, restaurants and other fantastic amenities that Bristol City Centre has to offer. It is also just a 10 minute walk (0.7 miles) from Bristol Temple Meads railway station and Cabot Circus Shopping Centre.

The apartment is situated on the second floor of this architecturally impressive period building and also boasts excellent views over the city. Bright, spacious and well fitted out the accommodation also features a host of original features including exposed brickwork, floor-to-ceiling period style arched windows and imposing high ceilings. The apartment also enjoys a feature mezzanine level where a double bedroom, en-suite and dressing area can be found. This is an excellent opportunity to acquire a superb apartment in the centre of Bristol with two secure underground parking spaces. Call Edison Ford on 01454 316718 to arrange your viewing now!



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|---------------------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (92-100) A | | (92-100) A | |
| (81-91) B | | (81-91) B | |
| (69-80) C | | (69-80) C | |
| (55-68) D | | (55-68) D | 64 63 |
| (39-54) E | | (39-54) E | |
| (21-38) F | | (21-38) F | |
| (1-20) G | | (1-20) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England, Scotland & Wales | | England, Scotland & Wales | |

Energy Efficiency Rating: Current 71, Potential 78
Environmental Impact (CO₂) Rating: Current 64, Potential 63

Comments From The Vendor

Having purchased this apartment new in 2005, we have enjoyed nine years in perhaps the most special living environment one could wish for. The apartment has always drawn enthusiastic and envious comments from all who have visited us, due to its wonderful fifteen foot ceilings, its dramatic light and open feel from the immense windows, its gracious open space in the living area, and it's well appointed interior design. Combining modern and period features with grace, it is an inviting and comfortable home. It offers ample space for plenty of furniture and in our case, even a grand piano which fits in beautifully.

The location within a stone's throw of the Bristol Bridge means that we have taken for granted that we can live, work and play within the immediate neighbourhood, needing never travel more than a few steps from our front door! And since I collect classic cars which need secure parking, the two dedicated parking spaces underground included with this property have been the icing on the cake for us. We are sorry to be selling this apartment and do so reluctantly, having enjoyed thoroughly the experience of living here. Finding another like it, would be a challenge.

Ground Floor

Communal Entrance Secure entrance door with telephonic entry system into the communal entrance hall, stairs and lifts leading to all floor.

L-shaped Entrance Hallway Utility cupboard with plumbing for washing machine, built-in shelving, coat cupboard, double glazed window, engineered wood flooring, electric radiator, entry phone system and downlighters.

Living Room 22' x 17' 6" (6.71m x 5.33m)

Open plan with kitchen comprising: range of wall and base units with work surfaces over, built-in fridge and freezer, built-in dishwasher, built-in oven and hob with extractor hood over. Living area: arched windows, high ceilings, television point, exposed brickwork, two electric radiators, ceiling light point and stairs to mezzanine level.

Bedroom Two 15' 11" x 11' (4.85m x 3.35m)

Two double glazed windows, electric panel radiator, exposed brickwork and ceiling light fitting.

Bathroom Three piece suite comprising: panelled bath with shower over, low level WC, wash hand basin; extractor fan, two wall mounted mirrors, part tiled walls, heated towel rail and concealed spotlighting.

Mezzanine Level

Mezzanine 19' 4" x 12' (5.89m x 3.66m)

Staircase from living room and side view through window.

Bedroom One and Dressing Area 11' 9" x 9' 6" (3.58m x 2.90m)

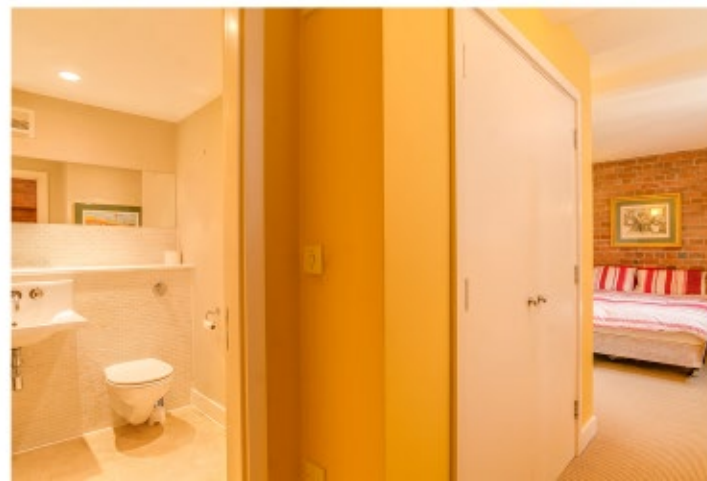
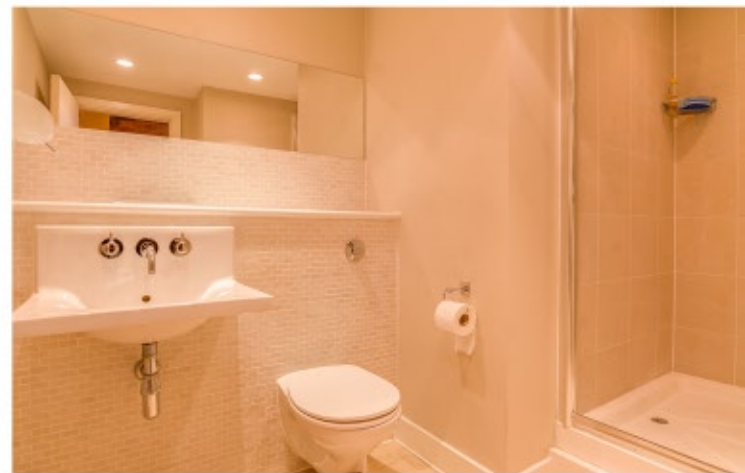
Three double glazed windows, built-in wardrobes, downlighters and electric panel radiator. **Dressing Area** (11'9" (3.58m) x 4'6" (1.37m).

Ensuite Showerroom Shower cubicle, low level WC, wash hand basin, heated towel rail, wall mounted mirror and extractor fan.

Communal Atrium

Parking Two of the largest allocated secure underground parking spaces in the complex.





Tower House, Georges Square

Approx. Gross Area 1145 SQ.FT (106.4 SQ.M)



GROUND FLOOR
APPROX. FLOOR
AREA 738 SQ.FT.
(68.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 407 SQ.FT.
(37.8 SQ.M.)



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GROUND FLOOR
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Would you like to arrange a viewing?

Please call Edison Ford on 01454 316718 or email enquiries@edisonfordproperty.co.uk

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