



## Flat 19, Napier Court Gefle Close , Bristol, BS1 6XY

Nexa Bristol are delighted to introduce this lovely one bedroom apartment in Baltic Wharf BS1.

**Asking Price £240,000**

# Flat 19, Napier Court Gefle Close , Bristol, BS1 6XY



- One Double Bedroom Apartment
- Popular Baltic Wharf Development
- Modern throughout
- Private Front Door
- Harbourside
- Allocated Parking
- Long Lease
- Open Plan Kitchen/ Living Area

This beautiful one bedroom ground floor apartment is well presented throughout. Benefiting from it's own private front door, the property is well proportioned and has a good sized bedroom off the corridor as you enter the apartment. Leading into the rear of the property you will find an open-plan living and kitchen space which is fitted with all modern appliances and has a good amount of storage. The bathroom offers the use of a bath/ shower and has lovely tile flooring.

In terms of location, the property is situated in the ever popular Baltic Wharf. Baltic Wharf is perfectly located for access into the City Centre, Bristol Temple Meads and is in close proximity to the Harbourside and ever-popular Wapping Wharf, benefitting from the wide range of desirable bars and restaurants situated within the CARGO containers .The apartment has one allocated parking space and another permit which can be used for the other bays.

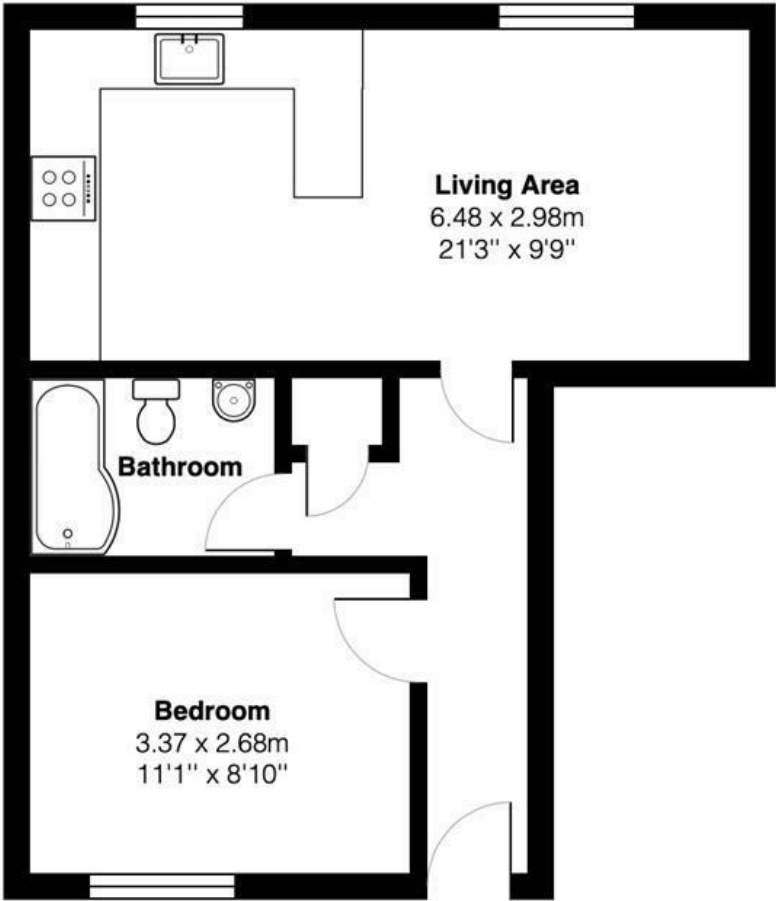


[Directions](#)





Floor Plan



Total Area: 40.0 m<sup>2</sup> ... 431 ft<sup>2</sup>

All measurements are approximate and for display purposes only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC