



4 Mizzen Court, Bristol, BS20 7QJ

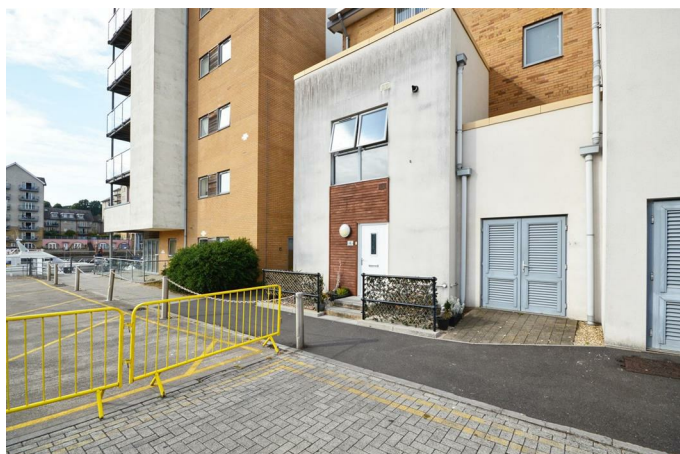
£220,000

Presenting an immaculate Duplex Apartment with private entrance, available for sale in a stunning marina location. This property has been beautifully maintained throughout, presenting a pristine living environment that truly stands out.

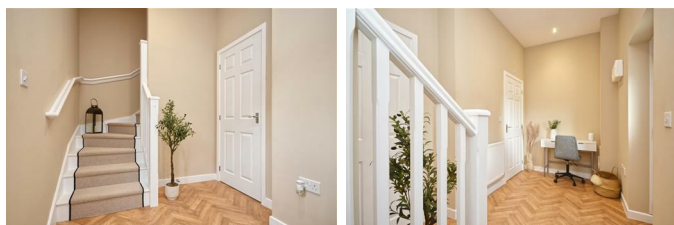
Boasting one bedroom, one bathroom, and a reception room and a separate kitchen space, the apartment offers ample space and comfort. The reception room makes a charming space for relaxation or socialising, with an inviting ambiance that immediately makes you feel at home. The bedroom is generously proportioned, providing a private retreat within the home. The refitted shower room adds a touch of contemporary elegance.

Notably, the property also includes a large hallway currently being utilised as a work area, offering the potential for versatile use. Additionally, there is a ground floor cloakroom, providing extra convenience.

Front



Entrance Hall



Ground Floor WC

Sitting / Dining Room

17'7" x 9'8" (5.38 x 2.97)



Kitchen

11'11" x 6'10" (3.65 x 2.09)



Bedroom

13'5" x 9'3" (4.11 x 2.82)



Shower Room

6'6" x 4'10" (2.00 x 1.49)



Marina



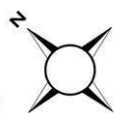
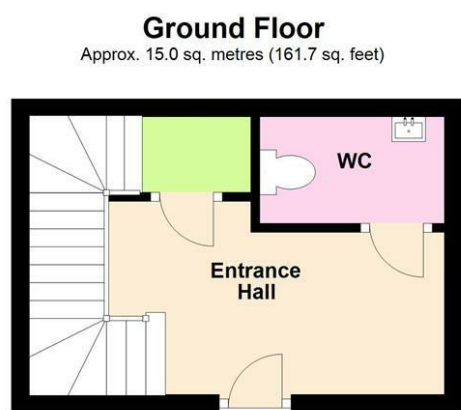
Agents Note

Under the Estate Agents Act 1979 we hereby disclose that a member of staff of Eveleighs Estate agents have a financial interest through ownership in the sale of this property.

Floor Plan

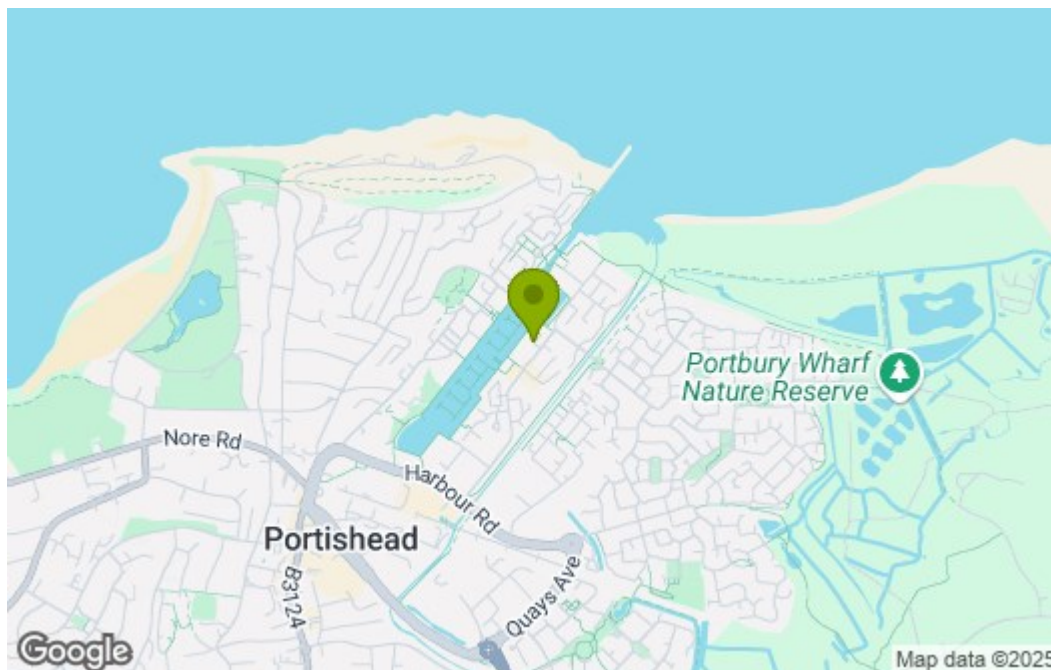
First Floor

Approx. 46.7 sq. metres (503.2 sq. feet)



Total area: approx. 61.8 sq. metres (664.9 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		82	83
England & Wales		EU Directive 2002/91/EC	

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