

# Hamptons

INTERNATIONAL



**Gas Ferry Road, Bristol, BS1**

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GUIDE PRICE

**£350,000**

**(£350,000)**

## Property details



### Key features

- Harbourside apartment
- Rarely found fixed ground rent for l
- Ideal first time buy
- investment or piedterre
- Popular central location
- Convenient access to the city and C
- Wellplanned accommodation
- Secure off street allocated parking

### Attributes

- Apartment

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## Description

Well-located harbourside apartment offering a rarely found fixed ground rent, and an ideal option for first time buyers, investors or a city pied-à-terre. Positioned within the popular Great Western House development, this well-proportioned apartment enjoys a convenient harbourside setting and offers excellent versatility for a range of purchasers. The accommodation is arranged to include an open living space with defined lounge and dining areas, a fitted kitchen, two double bedrooms, family bathroom, en-suite shower room and an entrance hall with storage. The layout is practical and well balanced, making it equally suitable for owner-occupation or letting. A particular benefit of the property is the fixed ground rent for the full term of the lease, providing clarity and reassurance for buyers and investors alike. The flat has proved attractive to first time buyers, buy-to-let investors and those seeking a Bristol pied-à-terre due to its location, manageable size and ease of maintenance. This is an excellent opportunity to acquire a centrally located apartment in one of Bristol's most consistently popular locations. Outside the property benefits from a private balcony accessed from the living room, and one secure off street, allocated parking space. This is within a gated area for residents of the Great Western Dockyard. Situation Great Western House occupies a highly convenient position on the Floating Harbour, offering waterside walks, cafés and access to the city centre right on the doorstep. Ideally located in the bustling and cosmopolitan Harbourside area of Bristol, Steamship House is proudly situated alongside the historically significant and iconic SS Great Britain and offers convenient access to the many shops, bars, restaurants, theatres and attractions that the area has to offer. A short walk to "Cargo", a collection of converted shipping containers that are home to a host of independent eateries, shops and more. Communication is excellent and utilises the M32 motorway network and in turn the M4 and M5. For train links, it couldn't be more convenient with Bristol Temple Meads only 1.4 miles away, offering high-speed direct links to London. Property Ref Number: HAM-64776 Additional Information Leasehold: 131 years remaining Service Charges: £2150 pa (includes water) Ground Rent: £150 pa (fixed for the term of the lease)







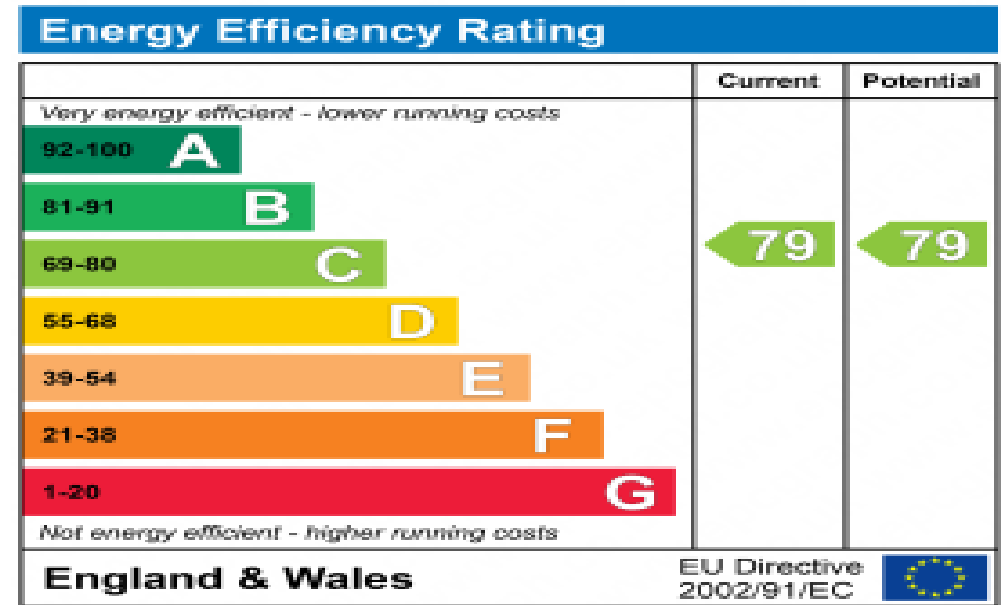












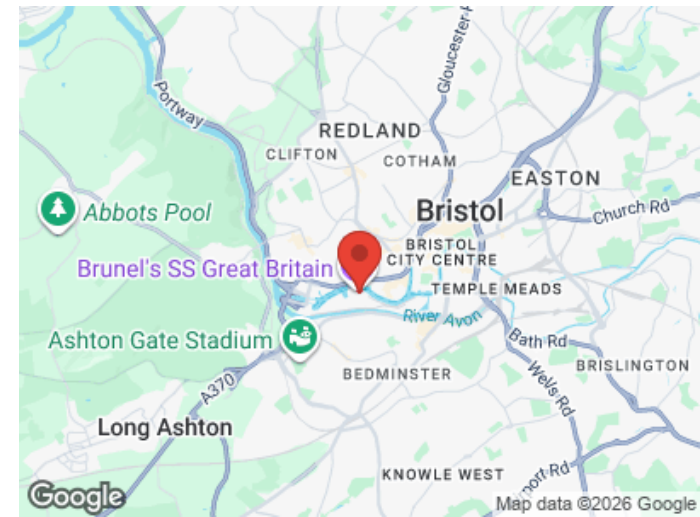
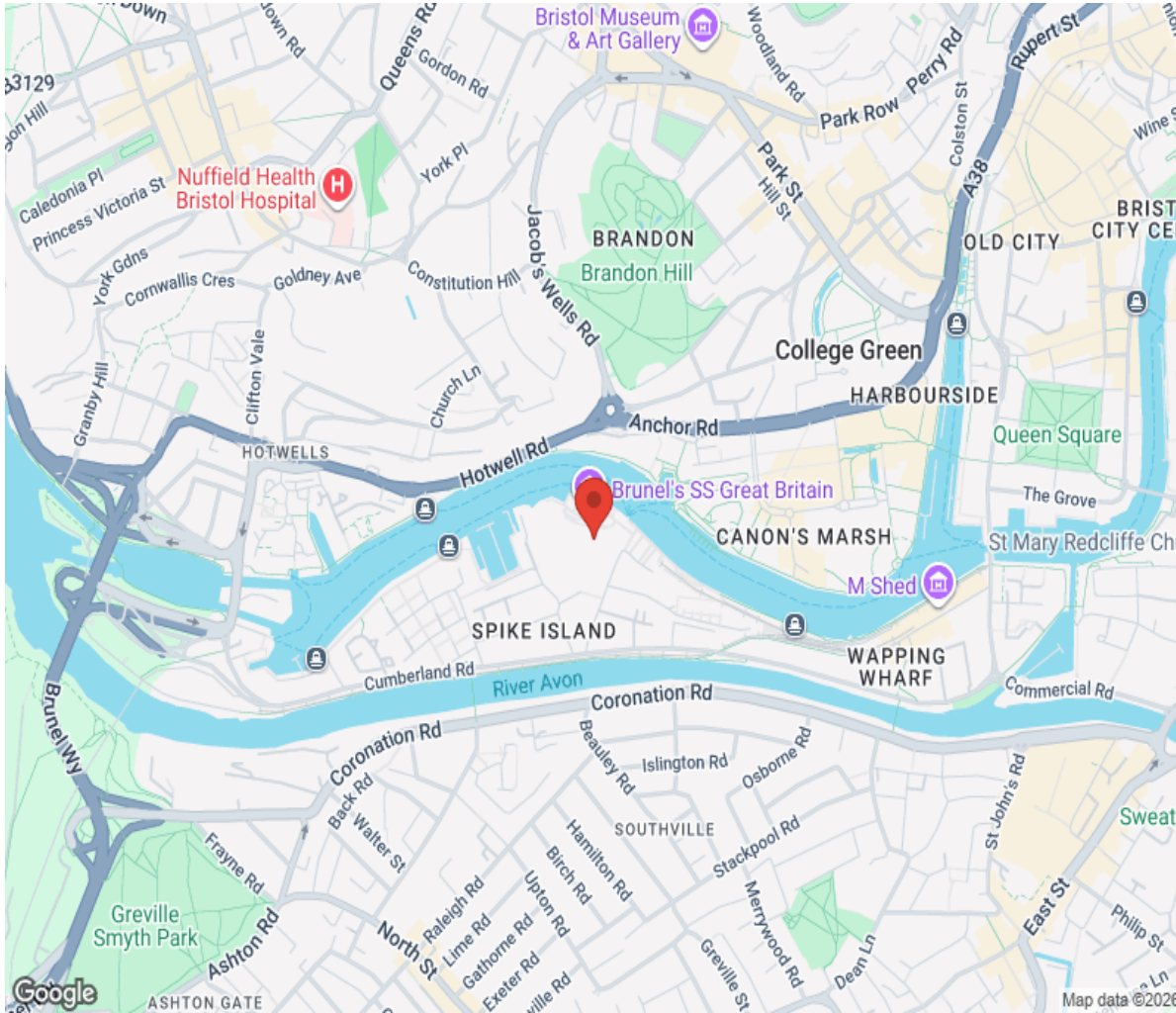
# Floor plan

Approximate Area = 687 sq ft / 63.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.

# Location



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