



**The Jacobs Building Burton Court, Bristol BS8 1EE**

**welcome to**

**The Jacobs Building Burton Court, Bristol**

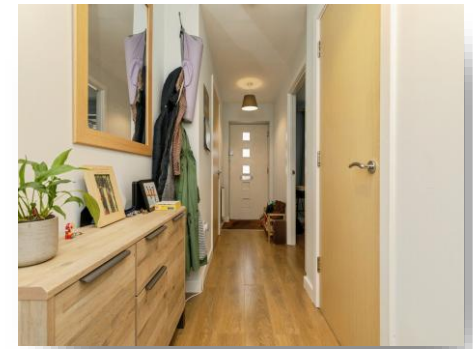
A modern two-bedroom balcony flat between Clifton and the Harbourside, featuring an open-plan living space, contemporary kitchen, master ensuite, second double bedroom and a stylish bathroom. Benefits include a private balcony with views, allocated parking via vehicle lift and no onward chain.



A smartly presented two-bedroom balcony apartment positioned between Clifton and the Harbourside, offering modern living, allocated parking and no onward chain. The property features an open-plan kitchen/living space with timber-framed double-glazed doors opening onto a private balcony overlooking QEH school grounds and Jacobs Wells Road.

The contemporary kitchen includes integrated appliances, seamlessly connecting to the bright living area. The master bedroom benefits from a built-in wardrobe and a stylish en-suite shower room, while the second double bedroom enjoys a rear-facing window and comfortably accommodates a double bed. A modern white-tiled bathroom completes the internal accommodation.

Externally, the flat includes an allocated parking space, accessed via a vehicle lift at the rear of the building—an excellent advantage in this central location. Offered to the market with no onward chain, this home is ideal for first-time buyers, downsizers or investors seeking a well-located, low-maintenance property.



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## The Jacobs Building Burton Court, Bristol

- Two double bedrooms including master with built-in wardrobe and en-suite
- Open-plan living area with balcony access and attractive views
- Contemporary kitchen integrated appliances
- Private balcony overlooking QEH grounds and Jacobs Wells Road
- Allocated parking accessed via secure vehicle lift

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 3000.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CLI110076 - 0003

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