



HARBOUR WALK 91 CUMBERLAND ROAD,  
HARBOURSIDE, BS1 6UJ

GOODMAN  
& LILLEY







# HARBOUR WALK 91 CUMBERLAND ROAD

## HARBOURSIDE BS1 6UJ

GUIDE PRICE  
£480,000

A stunning ground and lower ground floor two double bedroom maisonette in an outstanding location, within a stones throw of Bristol's historic floating harbour and a short walk to Wapping Wharf/Cargo with its mix of independent eateries. This beautiful property has been refurbished to the highest standard and comes with two off street allocated parking spaces and two private terraces.

Viewing highly recommended, but strictly by appointment.

Call, Click or Come in and visit our experienced sales team

Tenure: Leasehold with share of Freehold

Local Authority: Bristol Council Tel: 0117 922 2000

Services: Electric, Water & Mains Drainage

### Location

An outstanding location, within a stone's throw of Bristol's historic floating harbour, just over a mile from Bristol Temple Meads train station and close to the scenic Avon Gorge and the beautiful open space of Ashton Court. Brunel's SS Great Britain is just along the wharf, together with the rowing club and the plethora of river craft that can take you across the harbour or from one end to the other. Wapping Wharf/Cargo houses the much loved shipping containers of independent eateries together with Better Food and is a five minute walk away. A bus stop on Cumberland Road will take you to the City Centre in one direction and Bristol Airport in the other via the Airport 'flyer'. The much loved 'Chocolate Path' is currently undergoing a major refurbishment and is due to re open later this year giving cycle access to the south of Bristol, Long Ashton and beyond.

### Front Garden

Wrought iron railings and gate give access to an attractive communal landscaped front garden.

### Accommodation

See floor plan for room measurements.

### Raised Ground Floor

The main front door to this beautiful building with its Grade II Listed facade is accessed via a short flight of stone steps. An internal vestibule runs the depth of the building through to the rear and in

turn to two off street allocated parking spaces. A private lane runs to the side of the building to allow access. An internal central staircase gives access to the two upper floors and floods the building with light.

### Front Sitting Room

A particularly elegant and spacious room with high ceilings and restored cornicing. Light floods the space through the picturesque south facing sash windows. A beautifully proportioned room, with an attractive central fireplace and respred original wood flooring which runs the depth of the whole ground floor.

### Kitchen/Dining Room

Open plan to the sitting room the whole space spans the depth of the building with large windows at each end. The kitchen has been completely refurbished with new Wren units and quartz worktops. Brand new DeLongi range cooker and integrated fridge/freezer, dishwasher and washing machine. Another large and spacious room with dining table and chairs. A new oak staircase leads to the lower ground floor.

### Master Bedroom

A spacious master bedroom to the front of the property with a pretty picture window and plantation shutters overlooking the private sunken courtyard with seating and BBQ leading onto the communal front garden. Recently fitted carpet and built in wardrobes.

### Second Bedroom

Another large bedroom to the rear of the property currently arranged with a double bed and home office. This room and the adjacent hallway also have newly fitted carpets, with French windows and plantation shutters that lead in turn to the rear courtyard with the benefit of a garden/bike store and direct access to the two off street parking spaces for two vehicles.

### Family Bathroom

Family bathroom with full size bath and shower over, wash hand basin and w.c.

### Front Courtyard

A charming private south facing sunken courtyard with seating and BBQ.

### Rear Courtyard

Situated to the rear of the property this has the added benefit of a garden/bike store and access to the parking, private lane and easy walk to the Harbourside.

### Additional Information

This beautiful building with its Grade II Listed facade, has been lovingly restored and maintained to a very high standard with the added benefit of a new roof, and porch roof, signed off to current building regs. All four apartments are

owner/occupied and have the benefit of a share of the freehold with individual underlying leases. Internally run management company with a reasonable fee of £100 pcm which has historically been sufficient to cover all maintenance requirements. All four owner/occupiers have a super relationship and regularly get together to discuss potential property requirements or purely for social get togethers. There is a fantastic communal atmosphere and an annual 'lane party' for all the neighbours in addition to a regular news letter.

Viewing of this charming property is highly recommended to fully appreciate all it has to offer.



- Stunning Ground & Lower Ground Maisonette
- Brand New Kitchen
- Two Private Outdoor Terraces
- BEING SOLD WITH NO ONWARD CHAIN
- Two Double Bedrooms
- Beautifully Restored Period Features
- Share of Freehold
- Large Living Room
- Two Allocated Off Street Parking Spaces
- Outstanding Harbour Location



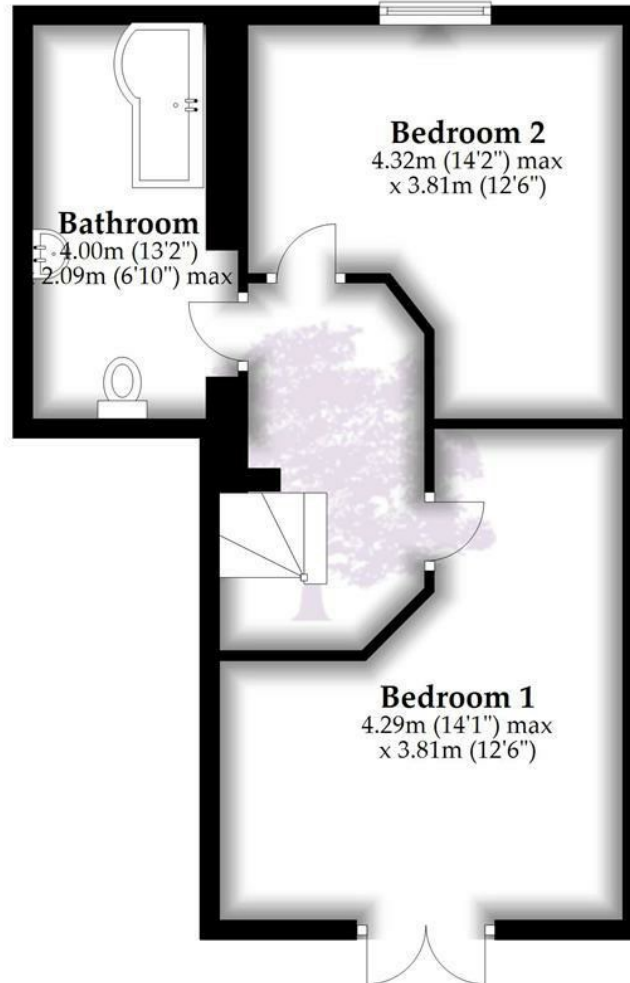


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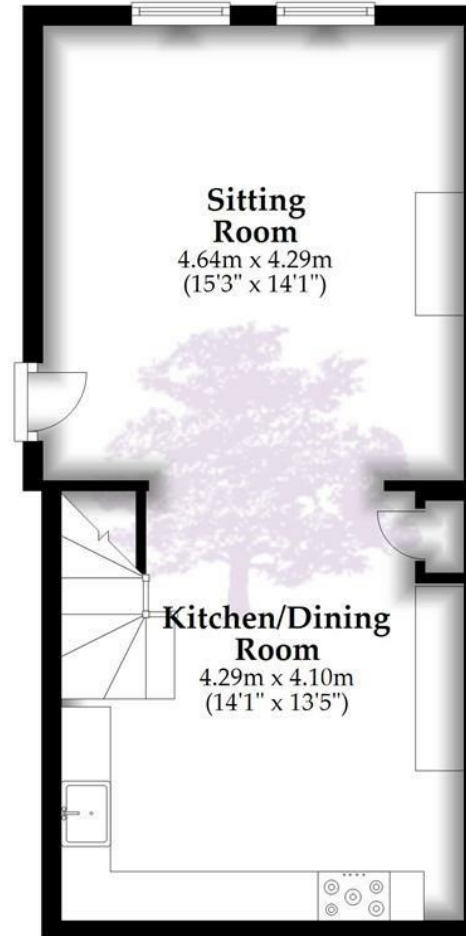
### Lower Ground Floor

Approx. 44.9 sq. metres (483.8 sq. feet)



### Hall Floor

Approx. 37.9 sq. metres (408.2 sq. feet)



Total area: approx. 82.9 sq. metres (892.0 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

## HENLEAZE

156 Henleaze Road  
Henleaze BS9 4NB  
henleaze@goodmanlilley.co.uk

0117 213 0777

## PORTISHEAD

36 High Street  
Portishead BS20 6EN  
sales@goodmanlilley.co.uk

01275 430 440

## SHIREHAMPTON

9 High Street  
Shirehampton BS11 0DT  
shire@goodmanlilley.co.uk

0117 213 0333

## LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

## LAND & NEW HOMES

156 Henleaze Road  
Henleaze BS9 4NB  
LNH@goodmanlilley.co.uk

0117 213 0151



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