

Hotwell Road Bristol BS8 4RY

£225,000

marktempler

RESIDENTIAL SALES





**Property Type**  
First Floor Flat



**How Big**  
410.00 sq ft



**Bedrooms**  
1



**Reception Rooms**  
1



**Bathrooms**  
1



**Warmth**  
Gas Central Heating



**Parking**  
Permit Parking



**Outside**  
None



**EPC Rating**  
C



**Council Tax Band**  
A



**Construction**  
Standard



**Tenure**  
Leasehold

Situated in a highly sought-after location, this bright and airy first-floor flat offers the ideal blend of modern living and convenience. With the bustling heart of Bristol city centre just a short walk away, you'll have everything on your doorstep. The picturesque harbourside is also within easy reach, offering a tranquil escape. Whether you're working in the city or enjoying everything it has to offer, this flat puts you at the centre of it all

Inside, the property continues to impress with a comfortable double bedroom and a stylish, well-appointed kitchen that seamlessly flows into the open-plan kitchen/living area. This versatile space is ideal for both entertaining guests and enjoying quiet moments of relaxation. Windows at the front allow for an abundance of natural light to pour in, creating a bright and inviting atmosphere. The modern shower room offers a sleek, contemporary finish, completing this attractive home.

With no onward chain, this flat is ready to move into straight away, making it an excellent opportunity for first-time buyers, city professionals, or anyone looking to downsize without compromising on location. With excellent transport links nearby, you'll have easy access to all corners of the city, while a variety of amenities, including shops, cafes, and restaurants, are right at your doorstep.

Please also be aware this area has a permit parking scheme and is situated within the clean air zone.



Superb opportunity to purchase a flat immediate to Bristol City Centre.

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#### HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

**Proof of Identification** - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

**Proof of Funding** - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

**Proof of Chain** - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Head Projects (Surveyors)**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.



## Material Information

### UTILITIES

Mains electric, water and drainage. Gas central heating.

### BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 220 Mbps.

Mobile coverage is limited to likely.

This information is sourced via the Sellers and checker.ofcom.org.uk, we advise you make your own enquires

### LEASE INFORMATION

999 year lease from 01.10.1999

Service Charge = £1,920 pa

Ground Rent = £5 pa

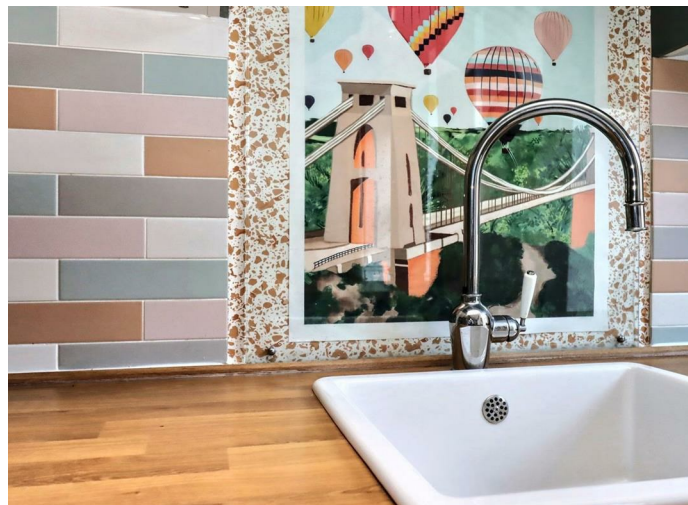
Share of freehold

The lease permits pets - to be advised

The lease permits letting

Holiday lets/Air BNB – We are unable to confirm whether the lease allows for holiday lets or Air BNB. Please advise us if you are interested in the property for this purpose and we will do our best to advise prior to arranging a viewing.

This information has been supplied by the vendor at the time of marketing and is correct to the best of our knowledge. We would recommend that any interested party seeks verification of this information from their solicitor prior to purchase.



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TOTAL FLOOR AREA: 410sq.ft. (38.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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