



Flat 9 The Leading Edge, Hotwell Road

Guide Price £350,000

RICHARD
HARDING

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Hotwells, Bristol, BS8 4UJ

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A 2 double bedroom, 2 bath/shower room first floor Harbourside apartment with secure underground parking and south facing balcony overlooking the waterfront.

Key Features

- The apartment building has a number of benefits such as secure underground parking with electronically operated vehicular gates, gated pedestrian entrance, communal bike store, lift and stairwell access.
- Situated on Hotwell Road on the Clifton side of the harbour making access to Clifton Village, the Triangle and all central districts very convenient, also enjoying all the benefits of Bristol's historic harbourside.
- **Accommodation:** reception hall, open-plan kitchen/dining/sitting room, master bedroom with en-suite shower room, second bedroom, family bathroom, roof terrace.
- To be sold with no onward chain.

ACCOMMODATION

APPROACH: via communal hallway where there is lift and stair access to the first floor, exiting the lift turn right and follow the communal hallway past the stairwell and proceed through the door straight ahead of you. A further inner hallway provides access to apartments 9 and 10, and where the private entrance door can be found. Door opening to:-

RECEPTION HALLWAY: Videx intercom entry phone system, head height electric consumer unit, polished wooden flooring and four doors leading to the principal rooms of the apartment.

OPEN-PLAN DINING/SITTING ROOM: (24'2" x 20'7") (7.35m x 6.28m) wood framed double glazed windows and doors opening to front elevation with southerly facing waterside views overlooking the SS Great Britain and Bristol Marina. Wooden flooring continues, radiator, Wide wall opening to:-

KITCHEN: (10'3" x 9'7") (3.13m x 2.93m) open plan with adjacent living room but described separately. Opaque glazed wood framed window to side elevation. Fully fitted kitchen with eye level units, upstands extending to matching square edged work surfaces, inset stainless steel sink with mixer tap and drainer. Integrated appliances include electric oven with four ring electric hob and extractor hood over, slimline dishwasher and fridge/freezer. Tiled flooring, ceiling mounted extractor fan.

BEDROOM 1: (12'10" x 10'4") (3.91m x 3.16m) wood framed double glazed window to rear elevation, built-in double wardrobe, radiator and door opening to:-

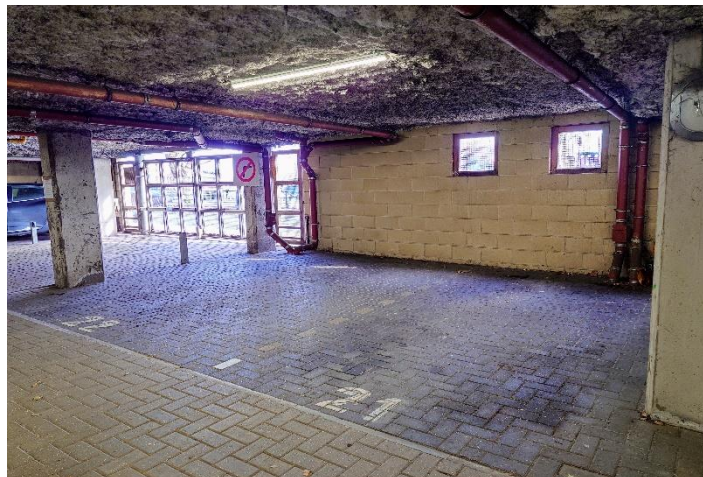
Ensuite Bathroom/WC: opaque wood framed double glazed window to rear elevation providing ventilation and natural light. White suite comprising double ended acrylic bath with tiled enclosure, close coupled WC with concealed cistern, wall hung hand basin set upon shallow work surface with mirrored wall over. Shaving point, tiled flooring, electric heated towel rail, long mirrored medicine cabinet, ceiling mounted extractor fan.

BEDROOM 2: (12'3" x 9'9") (3.72m x 2.96m) dual aspect room with wood framed double glazed windows to rear and side elevations (side elevation is opaque) and built-in double wardrobe.

SHOWER ROOM/WC: tiled flooring, ceiling mounted extractor fan, corner shower cubicle with tiled enclosure and shower screen, WC with concealed cistern, shallow shelf, electric heated towel rail, mirrored medicine cabinet and door to:-

Airing Cupboard and Utility: housing PulsaCoil III mains pressure hot water cylinder with space and plumbing for two free standing white goods (such as a washing machine and tumble dryer).





OUTSIDE

BALCONY: a wide V-shaped walk-out balcony with balustrade directly overlooking the harbourside and down the river towards the SS Great Britain and directly overlooking Bristol Marina in a southerly direction.

PARKING: on the ground floor of the building, a gated, covered parking area provides secure parking on a space numbered 21.

BIKE STORE: bike store entrance is adjacent to the car park entrance if entering via the right hand door of the building and is access via a coded lock.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is leasehold for the remainder of a 124 year lease which commenced on 28 June 2002. This information should be checked by your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £216 (£2,600 per annum). There is also a yearly ground rent of £200. This information should be checked by your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: D

PLEASE NOTE:

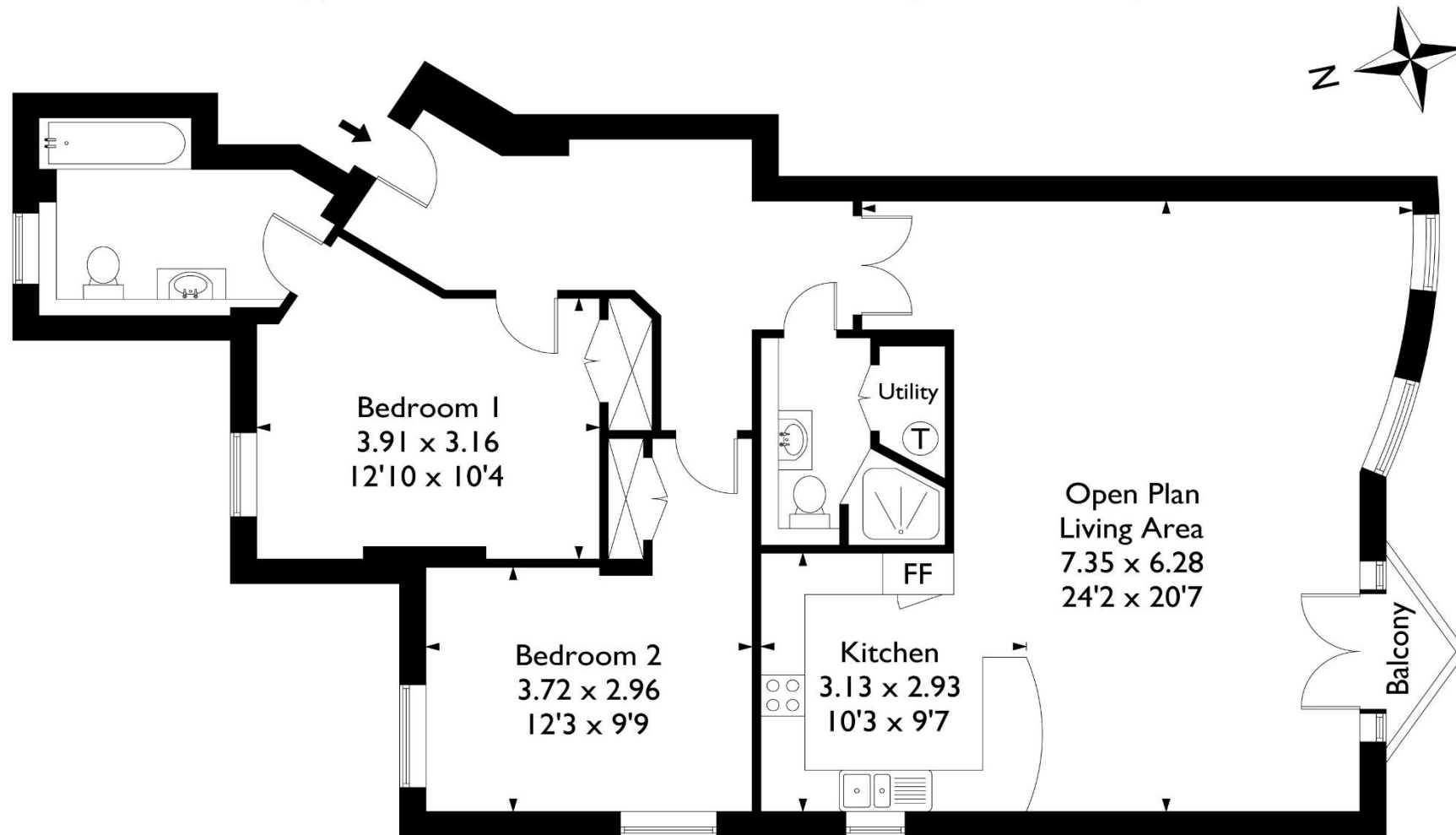
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum E rating**, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

The Leading Edge, 80 Hotwell Road, Hotwells, Bristol, BS8 4UJ

Approximate Gross Internal Area = 97.67 sq m / 1051.31 sq ft



This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.