



62 Pooles Wharf Court, Harbourside

Guide Price £875,000

RICHARD
HARDING



62 Pooles Wharf Court,

Harbourside, Bristol, BS8 4PD

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A superbly situated, modern, 4/5 bedroom, 2 bath/shower room townhouse with privileged views overlooking Bristol's famous floating harbour, having 1/2 receptions rooms, separate kitchen/breakfast room, easy maintenance garden, covered balcony, off-street parking, and single garage.

Key Features

- The property offers immensely flexible and well-proportioned accommodation arranged over three floors with gas central heating and double glazed windows throughout. Constructed in 1997, Pooles Wharf Court is located adjacent to Bristol's historic floating harbour, much effort was taken to ensure that materials and design features complement this popular area of the city.
- The property forms part of an elegant crescent of townhouses with interesting views, there is a formal well-stocked communal garden and striking gated entrance feature to the development.
- Hotwells along with neighbouring Clifton, was extremely fashionable during the 18th century due to its spa and bottled water, and is still full of important reminders of its marine past. Today, the area combines access to the M5, M4 and M32 motorways with convenience of being close to the main areas of employment, shopping and leisure that Bristol has to offer.
- Regular buses to and from the city combine with the daily water bus services with landing stages in the city centre and Temple Meads mainline station.
- **Ground Floor:** entrance hall, separate wc, kitchen/breakfast room, living room.
- **First Floor:** landing sitting room/bedroom 1 with covered balcony, double bedroom, separate wc.
- **Second Floor:** part galleried landing, three further bedrooms (one with en-suite shower room), family bathroom.
- **Outside:** easy maintenance rear garden, off-street parking for one car, single garage. Visitors parking and well-stocked communal garden.





GROUND FLOOR

APPROACH: solid wood panelled front door with wall mounted lantern light, opening to:-

ENTRANCE HALLWAY: parquet style wood flooring, moulded skirtings, radiator, 2 ceiling light points, cloakroom cupboard with hanging rail and shelving, turning staircase ascending to the first floor. Panelled doors with moulded architraves, opening to:-

SEPARATE WC: low level flush wc, parquet style wood effect flooring, pedestal wash hand basin with splashback tiling, moulded skirtings, radiator, ceiling light point, extractor fan.

KITCHEN/BREAKFAST ROOM: (17'9" x 10'9") (5.41m x 3.28m) multi-paned window to the front elevation. Comprehensively fitted with an array of shaker style base and eye level units combining drawers, cabinets, shelving and wine racks. Roll edged worktop surfaces with splashback tiling, stainless steel centre sink tidy with draining board to side and mixer tap over, parquet style wood effect flooring, ample space for table and chairs, moulded skirtings, radiator, two ceiling light points. Space for tall fridge/freezer, space for dishwasher, space and plumbing for washing machine. Integral appliances including electric double oven, 4 ring gas hob and extractor hood.

LIVING ROOM: (15'11" x 11'1") (4.84m x 3.37m) multi-paned double doors with windows to either side overlooking and opening externally onto the rear courtyard garden in turn with views across the communal gardens towards the harbourside. Moulded skirtings, two radiators, coved ceiling, two ceiling light points.

FIRST FLOOR

LANDING: turning staircase ascending to the second floor, moulded skirtings, radiator, ceiling light point. Panelled doors with moulded architraves, opening to:-

SITTING ROOM/BEDROOM 1: (15'11" x 15'2") (4.86m x 4.62m) multi-paned double doors with windows to either side overlooking the communal gardens towards the harbourside and providing access onto a covered balcony. Moulded skirtings, two radiators, coved ceiling, two ceiling light points.

BEDROOM 2: (18'0" x 11'4") (5.48m x 3.44m) a pair of multi-paned windows to the front elevation, three sets of double opening built in wardrobes offering ample hanging rail and shelving space, moulded skirtings, radiator, coved ceiling, two ceiling light points.

SEPARATE WC: low level flush wc, pedestal wash hand basin with splashback tiling, parquet style wood effect flooring, moulded skirtings, radiator, ceiling light point, extractor fan, shaver point.

SECOND FLOOR

PART GALLERIED LANDING: part galleried over the stairwell, moulded skirtings, ceiling light point. Loft access with pull down ladder. **Airing Cupboard** housing hot water cylinder with slatted shelving. Panelled doors with moulded architraves, opening to:-

BEDROOM 3: (15'8" x 11'1") (4.77m x 3.37m) a pair of multi-paned windows to the rear elevation overlooking the communal gardens towards the harbourside. Three sets of double opening built in wardrobes offering ample hanging rail and shelving space, moulded skirtings, radiator, coved ceiling, ceiling light point. Panel door with moulded architraves, opening to:-

En-Suite Shower Room: built in shower cubicle with wall mounted electric shower and hand held shower attachment, pedestal wash hand basin with mixer tap, tiled flooring, heated towel rail/radiator, ceiling light point, extractor fan.

BEDROOM 4: (10'6" x 9'0") (3.19m x 2.73m) multi-paned window to the front elevation, moulded skirtings, radiator, ceiling light point.

BEDROOM 5/STUDY: (8'10" x 8'1") (2.68m x 2.45m) multi-paned window to the front elevation, moulded skirtings, radiator, ceiling light point.

FAMILY BATHROOM/WC: panelled bath with mixer tap and hand held shower attachment plus shower screen and wall mounted electric shower unit with additional hand held shower attachment. Pedestal wash hand basin with hot and cold water taps. Low level flush wc. Tiled flooring, moulded skirtings, radiator, majority tiled walls, ceiling light point, shaver point, extractor fan.



OUTSIDE

DRIVEWAY PARKING: brick paved driveway parking with space for one car. Outside water tap.

SINGLE GARAGE: (21'6" x 8'7") (6.54m x 2.61m) electronically operated up and over metal door, light and power connected, fitted shelving, personal door to side elevation.

REAR COURTYARD GARDEN: designed for ease of maintenance and paved with ample space for garden furniture, potted plants and barbequing etc plus an established climbing rose to one side. External lantern light and low level pedestrian gate opening to the:-

COMMUNAL GARDENS: the property is located within a crescent which directly overlooks and adjoins a well maintained communal garden featuring a level section of lawn with fixed seating and well stocked borders featuring an array of flowering plants, mature shrubs and specimen trees.

VISITORS PARKING: there are eight visitors parking bays for use of the residents.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, 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 freehold. This information should be checked with your legal adviser.

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

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:
- 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		84 B
69-80	C	73 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.





Pooles Wharf Court, Harbourside, Bristol, BS8 4PD

Approximate Gross Internal Area = 151.87 sq m / 1634.71 sq ft
(Excluding Terrace)

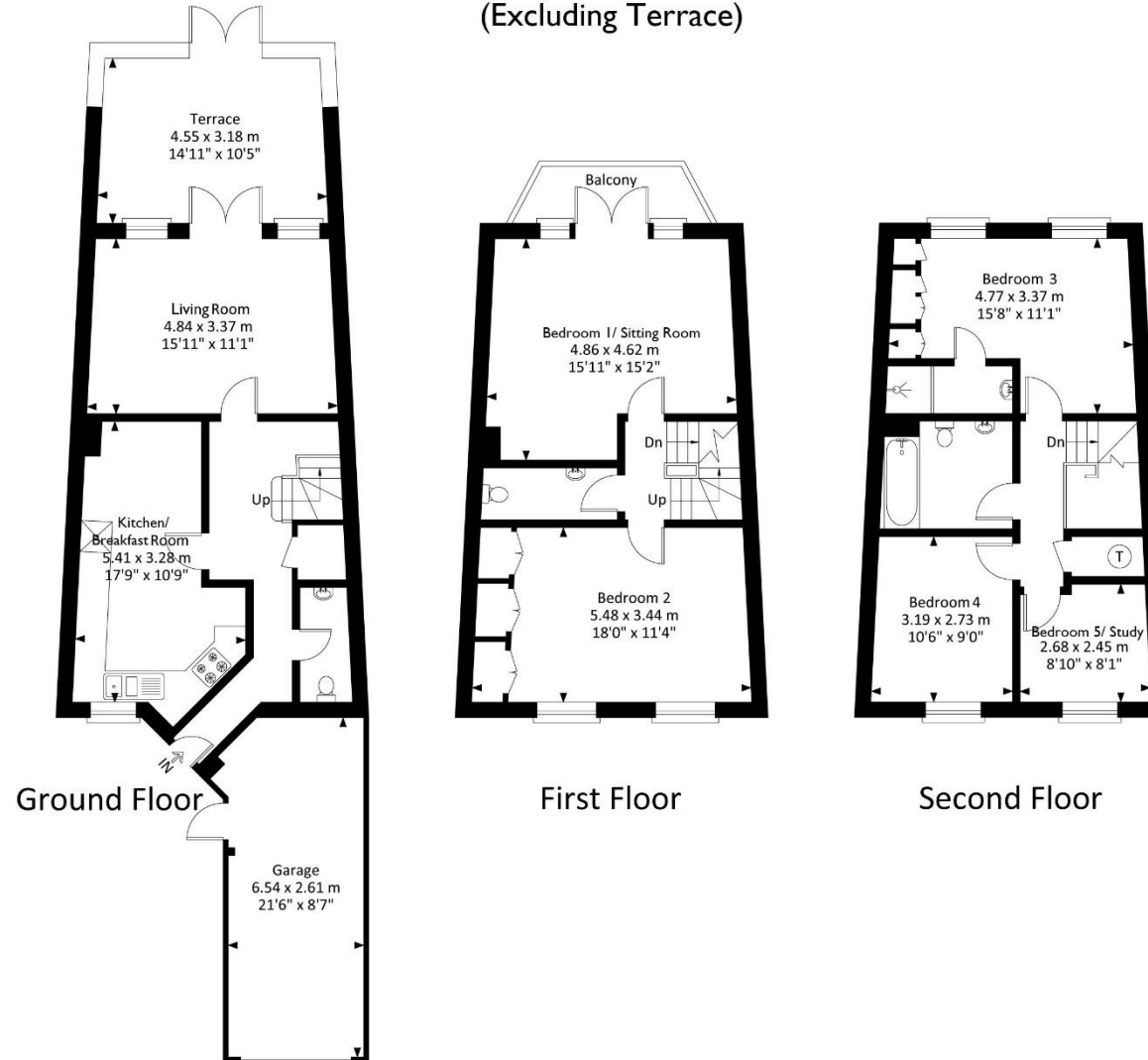


Illustration for identification purposes only, measurements and approximate, not to scale.