

estate agents **auctioneers**

**hollis**  
**morgan**

Flat, 12 Deanery Road, Habourside, Bristol, BS1 5AF  
**£230,000**



Hollis Morgan- A practically appointed modern apartment postioned in a popular purpose built development

**The Property**

Flat 12, Deanery Road, is a smartly presented and contemporary apartment, located within a sought-after modern development built in 2011. Upon entering, you are welcomed by a well-designed entrance hall featuring built-in storage cupboards, one of which is plumbed for laundry appliances, adding practical convenience. At the heart of the home is a generously sized open-plan lounge, beautifully finished with engineered wood flooring and a full-height window that floods the space with natural light. The adjoining kitchen area is both stylish and functional, fitted with matching wall and base units, a stainless steel sink, laminated worktops and flooring, and a range of integrated appliances including a fridge-freezer, electric hob and oven, and a dishwasher.

The double bedroom benefits from a large side-facing window and features a built-in double wardrobe, offering ample storage. Completing the accommodation is a sleek, fully tiled bathroom comprising a modern three-piece suite: low-level W.C., wash basin, and a bathtub with overhead shower, all set against elegant tiled flooring.

**Location - City Centre**

The Centre is the heart of the City with constant action on offer from the Hippodrome and Colston Hall, Bristol Shopping Quarter at Cabot’s Circus to the characterful Christmas Steps, Corn Street and St Nicholas Market. Nearby Millennium Square acts as a gateway to the neighbouring harbourside with its fountains and big screen as well as world class attractions such as Brunel’s SS Great Britain, We The Curious, Bristol Aquarium, the Arnolfini, Spike Island, the Watershed and the M Shed.

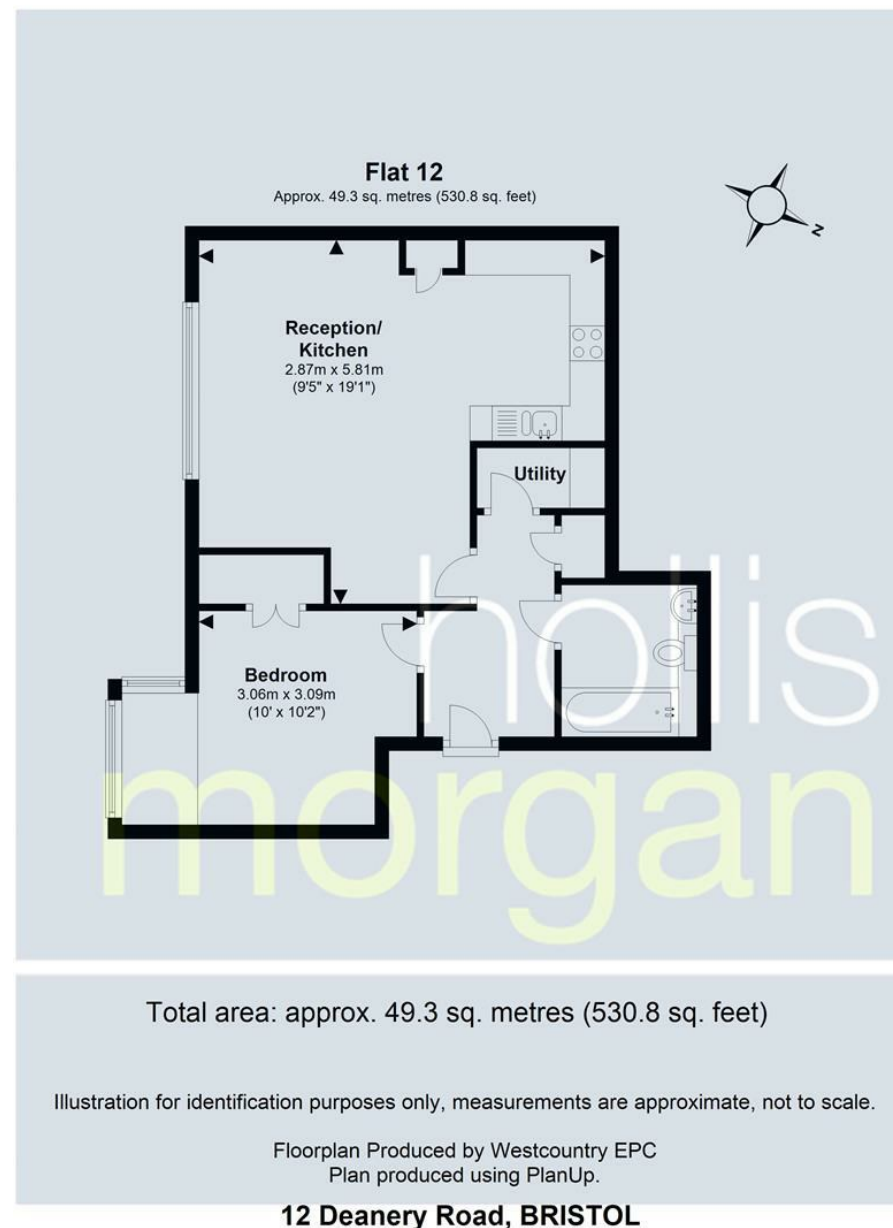
**Other Information**

Leasehold: 150 years. 136 years remaining  
Ground rent: 200 pa  
Management Fee: circa £238 pcm  
Council Tax Band: C

**Please Note**

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 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. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. 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 note that in some instances the photographs may have been taken using a wide angle lens.

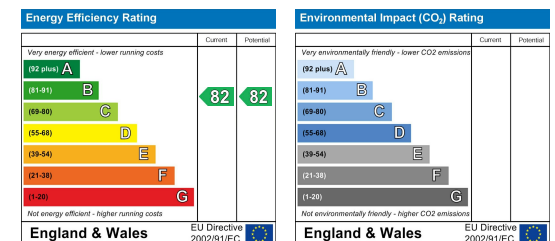




e-mail: [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk) [www.hollismorgan.co.uk](http://www.hollismorgan.co.uk)

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: 0117 973 65 65

Hollis Morgan Property Limited, registered in England, registered 7275716. Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ



hollis  
morgan

---