



MAGGS
& ALLEN

FLAT 4, 5 ALBERMARLE ROW
HOTWELLS, BRISTOL, BS8 4LY
Price Guide £390,000

This charming and grand hall floor flat features a spacious sitting/dining room with a working fireplace, two double bedrooms with ample storage, a contemporary kitchen, a stylish bathroom, loft space, and a separate utility/storage room. Residents also have access to several external storage areas and a communal garden at the rear. Properties of this quality are seldom available, so early viewing is highly recommended.

Property Details

The flat is accessed through the main communal hallway, which also leads to the garden. The flat hallway features doors to the living/dining room, two bedrooms and the bathroom, and features an area ideal for coats. Access to the boarded loft space is also available from the hallway via a ladder integrated into the hatch, providing a surprisingly large storage area.

The spacious and bright living/dining room boasts high ceilings and numerous period features, including a working open fireplace and two large sash windows with working shutters overlooking the communal gardens. The original floorboards and integrated cupboards are also present. A glass door from the living/dining room leads to the kitchen, which has a clean, contemporary feel and with the original floorboards still in situ.

The main bedroom is a well-sized room with a large sash window and working shutters overlooking the front of the property, and it includes an integrated full-height wardrobe. The second bedroom, currently used as a home office, has space for a double bed and features integrated cupboards, including a full-height wardrobe, and a large sash window with working shutters that also overlooks the front of the property.

The renovated bathroom is finished to a high standard, featuring a large corner shower unit, pedestal sink, toilet and in-built shelving, all complemented by contemporary tiles for an attractive, fresh look.

The utility/storage room, accessed via the communal garden, is heated and includes a window, power, and plumbing for a washing machine. It also houses the property's boiler, newly fitted in February 2020, and offers ample storage space for several bikes and larger items. There could be scope to incorporate this storage room (subject to necessary consents) into the main body of the flat, providing direct access to the garden as well as extending the kitchen.

Location

Sandwiched between Clifton Village and the harbourside, this peaceful neighbourhood is a half a mile from the city centre and has a real sense of community.

Nearby, a stroll through the Clifton Village reveals a unique and vibrant shopping experience, characterized by a range of independent shops, boutiques, and cafes that showcase the local businesses. Residents benefit from good transport links, including buses and local train services, facilitating convenient travel within the city. For those with a penchant for exploration beyond Clifton, major roads are easily accessible.

The harbourside provides excellent opportunity for a leisurely walk, whereby you will find HMS Great Britain, an array of highly regarded restaurants at Wapping Wharf, as well as Arnolfini and M Shed which regularly are home to an array of great events.

The Portway is located minutes away, and is one of the main routes in and out of the city - meaning this is also an excellent spot for those needing to commute, or simply escape the city and intro the countryside of North Somerset.

Leasehold Information

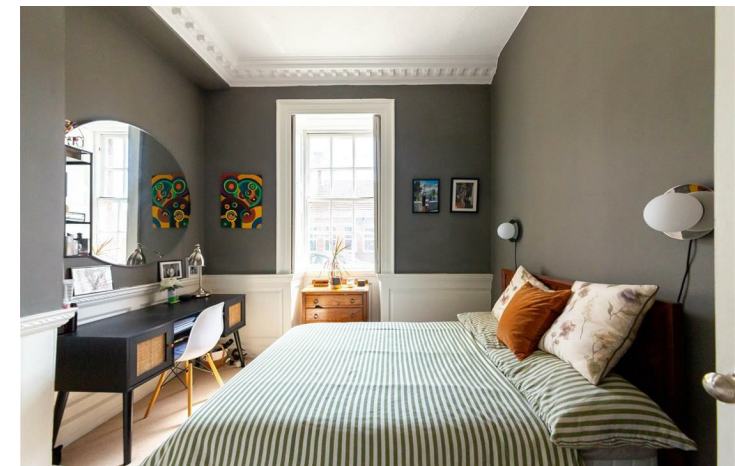
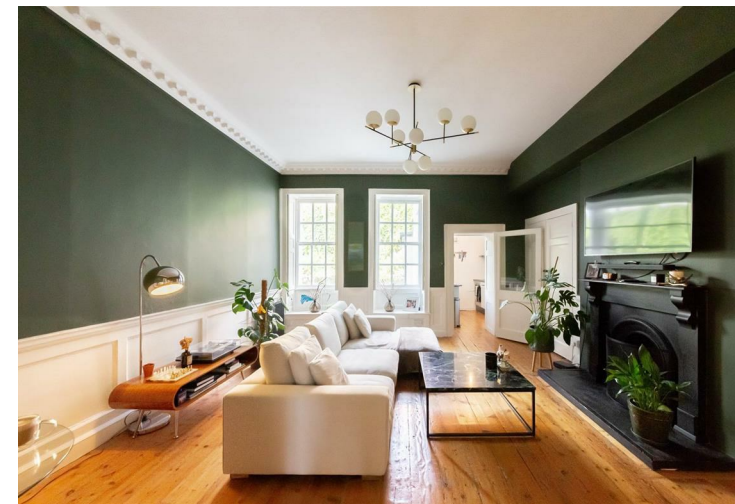
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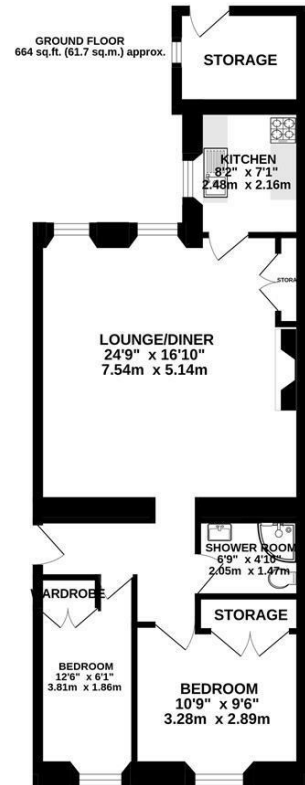
Leasehold is remainder of 999 years from 1974.

Ground rent, £15 PA.

Service charge, £1500 Per Annum and includes running costs, sink fund contribution, building's insurance.

If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.





TOTAL FLOOR AREA : 664 sq.ft. (61.7 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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- An exceptionally well proportioned hall floor apartment
- Retaining many period features
- Flooded with natural light through large sash windows
- Large living space
- Well maintained garden
- Scope to extend and create direct access to garden (subject to permissions)
- In a striking grade II listed Georgian building
- Ideally situated between Clifton Village and the harbourside

Guide Price: £390,000

Tenure: Leasehold

Council Tax Band: C

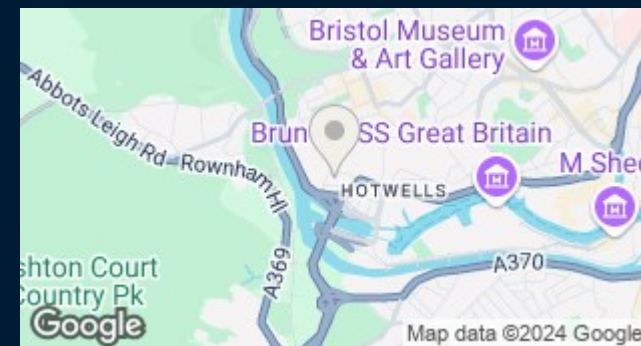
EPC Rating: D

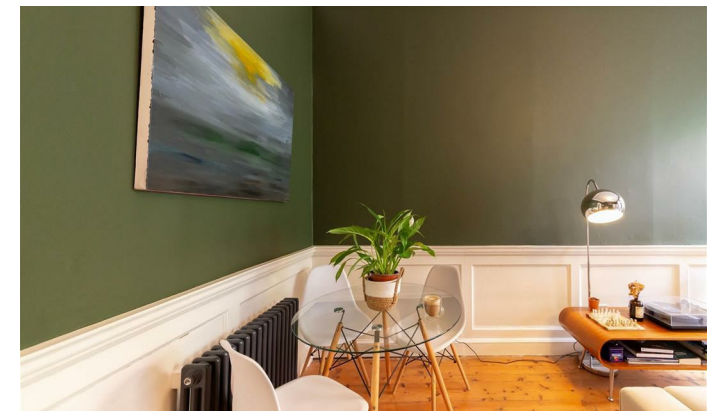
Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





60 Northumbria Drive, Henleaze, Bristol, BS9 4HW
 0117 949 9000
www.maggsandallen.co.uk | agency@maggsandallen.co.uk



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