



193 THE CRESCENT
HANNOVER QUAY
BRISTOL
BS1 5JQ
£260,000

THE CRESCENT IS LOCATED ON THE FRINGES OF BRISTOL'S FAMOUS HARBOUR, ONLY A SHORT STROLL TO MILLENNIUM SQUARE, A HIVE OF ACTIVITY OFFERING NUMEROUS CAFES, BARS AND RESTAURANTS.

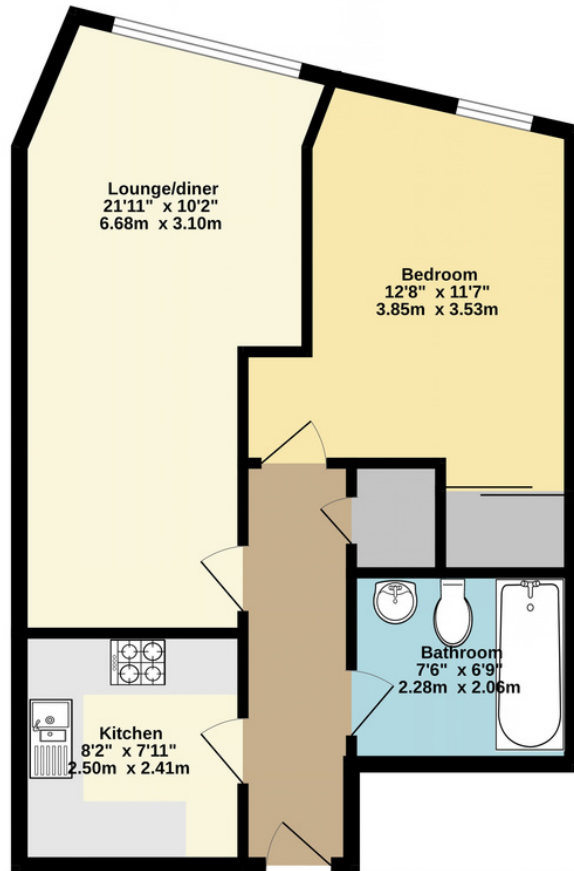
This one bedroom apartment is positioned to the ground floor, providing spacious accommodation, bathed in natural light due to the floor to ceiling, south facing, windows. Access to all rooms is via the hallway where a modern fitted kitchen can be found separate to the generous lounge / diner. The bedroom is of a good sized double with a fitted wardrobe benefiting, whilst the bathroom comprises a modern three piece white suite.

The Crescent offers 141 parking spaces (plus 6 disabled spaces) in an underground car park, providing parking on a first come first serve basis. Additional cheap overnight parking can be sourced via Brittainia Parking opposite the development.





Ground Floor
517 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 517 sq.ft. (48.1 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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Energy Performance Certificate



Apartment 193 The Crescent, Hannover Quay, BRISTOL, BS1 5JQ

Dwelling type: Ground-floor flat
Date of assessment: 20 January 2020
Date of certificate: 20 January 2020
Reference number: 8510-7629-6770-5830-5226
Type of assessment: RdSAP, existing dwelling
Total floor area: 52 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

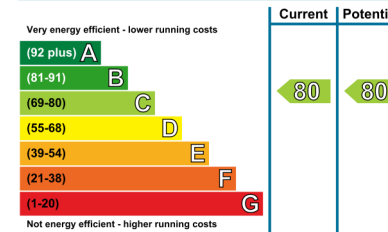
Estimated energy costs of dwelling for 3 years: £ 1,026

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 147 over 3 years	£ 147 over 3 years	Not applicable
Heating	£ 462 over 3 years	£ 462 over 3 years	
Hot Water	£ 417 over 3 years	£ 417 over 3 years	
Totals	£ 1,026	£ 1,026	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.
The higher the rating the lower your fuel bills are likely to be.
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.



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