



Cleve Court Cumberland Place, Hotwells Bristol BS8 4LZ



welcome to

Cleve Court Cumberland Place, Hotwells Bristol

Situated in the popular Hotwells area with its easy access to Bristol Harbourside, Clifton Village and North Street via a short distance through Greville Smyth Park. This second floor studio apartment is ideal for first time buyer, investor and someone seeking their city pied a terre.





Cleve Court

Entrance

Living Space

13' 6" max x 10' 3" max (4.11m max x 3.12m max)

Kitchen

9' 2" max x 7' 3" max (2.79m max x 2.21m max)

Inner Hall/Storage Space

6' max x 3' 9" max (1.83m max x 1.14m max)

Shower Room

8' 1" max x 5' 5" max (2.46m max x 1.65m max)

Parking

Allocated Parking

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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- NO CHAIN
- Allocated Undercroft Parking
- Double Glazed
- Storage Area
- Residential and Investment Opportunity

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 756.08

Ground Rent: 89.00

This is a Leasehold property with details as follows; Term of Lease 210 years from 01 Apr 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£170,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/CLI109479



Property Ref:
CLI109479 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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