



**Ground Floor Flat Albermarle Row, Hotwells Bristol BS8 4LY**

**welcome to**

**Ground Floor Flat Albermarle Row, Hotwells Bristol**

Offered with no onward chain this hall floor apartment is ideally located with access to both Clifton Village and Bristol Harbourside. Both the bedroom and sitting room have feature fireplaces. With your own private garden this home would make an ideal first time buyer or an investment opportunity





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](http://www.focalagent.com)



## **Albermarle Row**

### **Entrance**

### **Hallway**

### **Sitting Room**

13' 3" max x 13' 5" max ( 4.04m max x 4.09m max )

### **Kitchen**

7' 2" max x 6' 5" max ( 2.18m max x 1.96m max )

### **Bedroom**

16' 4" max x 14' 5" max ( 4.98m max x 4.39m max )

### **Bathroom**

welcome to

## Ground Floor Flat Albermarle Row, Hotwells Bristol

- Private Rear Garden
- No Chain
- Large Bedroom
- Separate Kitchen
- Close to Bristol Harbourside & Clifton Village

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1620.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £300,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CLI110034 - 0003

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