



**SARAH CLARK**  
PROPERTY CONSULTANTS

289 |  
HOTWELL ROAD, BRISTOL, BS8 4NQ

Available mid August. This delightful garden apartment is in a great location, close to the waterfront, city centre and Clifton village.

There is a lounge and separate modern kitchen containing double oven, fridge and a range of wall and base units. There are two bedrooms one double and one small single.

The apartment has plenty of storage with a walk-in cupboard and external storage including a boiler room/utility room with washing machine.

The bathroom contains a white suite with shower over bath. The private rear garden has a large patio area and lawn area. This lovely property would suit a professional couple or single professional.

This property would not be suitable for 2 sharers as the single room is too small.

Council Tax Band B

EPC = C

Rent = £1450

Deposit = £1673



### Features

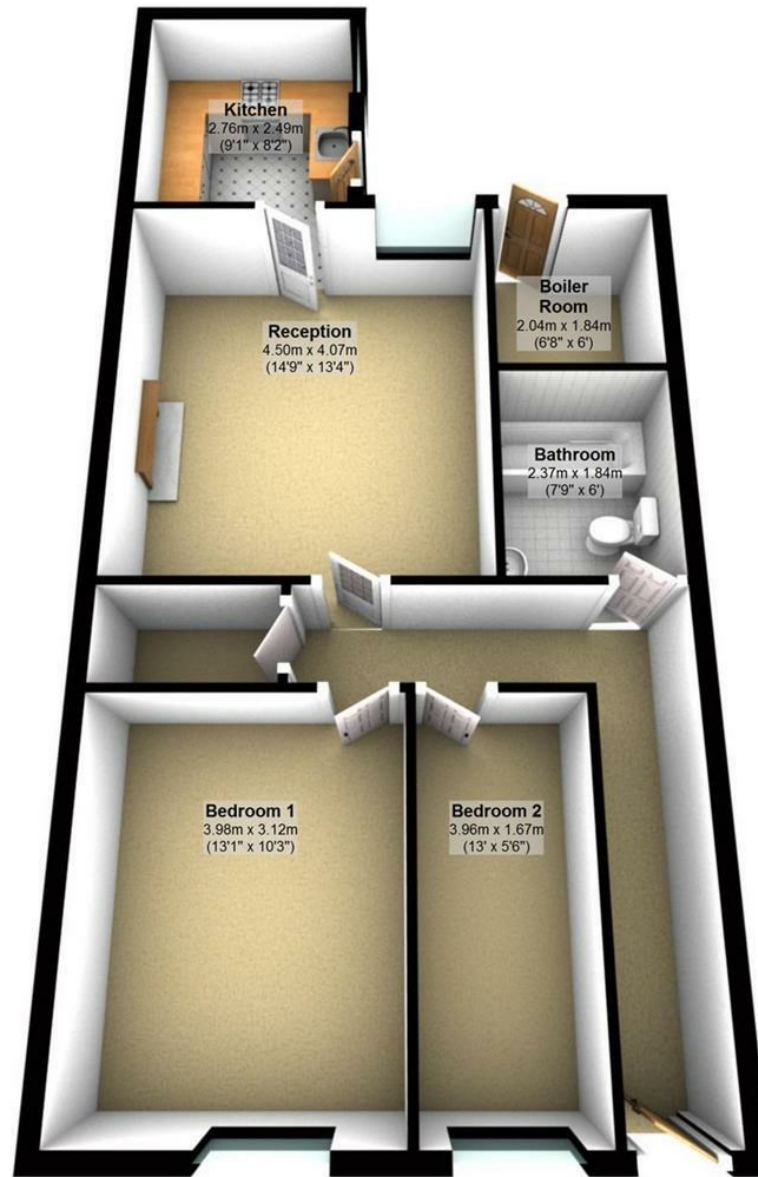
- Available Now
- 1 Double Bedroom
- 1 Small Single Bedroom
- Modern Kitchen
- Separate Lounge
- Utility Room
- Garden
- Sorry But No Sharers





### Ground Floor

Approx. 65.2 sq. metres (701.8 sq. feet)



Total area: approx. 62.3 sq. metres (670.8 sq. feet)

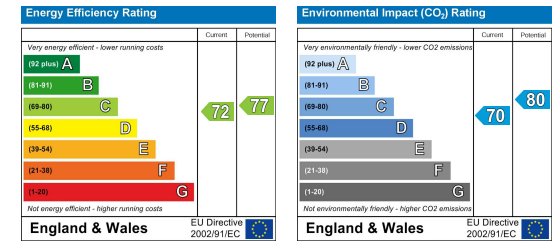
### TENURE

### SERVICES

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### LOCAL AUTHORITY

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.