



37, Protheroes Hobbs Lane, Bristol, BS1 5EE

£180,000

A compact yet well located studio apartment situated on the upper floors of a popular conversion moments from Bristol City Centre. No Onward Chain.

- Historic building
- Central location
- Large studio
- Period features
- Ideal First Time Purchase

The Property

Apartment 37, Protheroes is an impressive and generously proportioned studio set within a beautifully converted historic post-medieval warehouse in the very heart of Bristol.

Thoughtfully arranged in an L-shaped layout, the property offers clearly defined sleeping, living and kitchen areas, creating a sense of space and separation rarely found in studio accommodation. The apartment is rich in character, showcasing charming period features including exposed brickwork and original beams, which blend seamlessly with modern living.

The bathroom is well-appointed with a classic three-piece suite comprising a WC, wash basin and a bath with shower over, providing both comfort and practicality. A superb opportunity to acquire a distinctive home in one of Bristol's most characterful central locations.

Location - City Centre

The Centre is the heart of the City with constant action on offer from the Hippodrome and Colston Hall, Bristol Shopping Quarter at Cabot's Circus to the characterful Christmas Steps, Corn Street and St Nicholas Market. Nearby Millennium Square acts as a gateway to the neighbouring harbourside with its fountains and big screen as well as world class attractions such as Brunel's SS Great Britain, We The Curious, Bristol Aquarium, the Arnolfini, Spike Island, the Watershed and the M Shed.

Other Information

Leasehold: 999 years from 1 January 1999

Ground rent: £25 pa

Management Fee: £88 pcm

Council Tax Band: B

Please Note

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.





Bathroom
1.48 x 2.41 m
4'10" x 7'10"

Kitchen / Living Area

5.50 x 6.47 m
18'0" x 21'2"

Hallway
0.81 x 2.73 m
2'7" x 8'11"



Approximate total area^m

33.9 m²
365 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered no 7275716
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
84	85	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

hollis
morgan
