



67 Pooles Wharf Court, Hotwells

Guide Price £830,000

RICHARD
HARDING

67 Pooles Wharf Court,

Hotwells, Bristol, BS8 4PD

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A superbly situated, modern, 4 bedroom, 2 bath/shower room townhouse with beautiful vista across well-maintained communal gardens towards Bristol's famous floating harbour, having 2 reception rooms, separate kitchen/breakfast room, easy maintenance south-facing garden and covered balcony, off-street parking and single garage. No onward chain.

Key Features

- The property offers immensely flexible and well-proportioned accommodation arranged over three levels with gas central heating and double glazed windows throughout. Constructed in 1997, Pooles Wharf Court is located adjacent to Bristol's historic harbourside, much effort was taken to ensure that materials and design features complement this popular area of the city. The property forms part of an elegant crescent of townhouses with interesting and very active marine views, there is a well-stocked communal garden and gated entrance to the development.
- Hotwells, along with neighbouring Clifton, was extremely fashionable during the 18th century due to its spa and bottled water and is still full of important reminders of its maritime past. Over the past decade or so, the harbourside has undergone a huge amount of investment and offers a plethora of eateries, restaurants, and bars just a short walk away. The area also combines access to the M5, M4 and M32 motorways with convenience of being close to the main area of employment, shopping, and leisure that Bristol has to offer. Regular buses to and from the city combine with the daily water bus services with landing stages in the city centre and Temple Meads train station.
- **Ground Floor:** entrance hall, separate wc, kitchen/breakfast room, living room.
- **First Floor:** landing, sitting room with covered balcony, double bedroom, separate wc.
- **Second Floor:** landing, 3 further bedrooms (one with en-suite shower room), family bathroom.
- **Outside:** easy maintenance south facing rear garden, off-street parking, and single garage. Beautifully maintained and well-stocked communal gardens, visitors parking.
- To be sold with no onward chain.





IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Freehold, however, there is a service charge of £1,200 per annum for maintenance of the communal gardens, driveway and gated entrance. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: F

PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum E rating**, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:
<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable 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. 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 contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

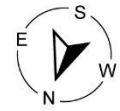
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

Pooles Wharf Court Bristol, BS8 4PB

Approximate Floor Area = 133 sq m / 1432 sq ft

Garage = 15.9 sq m / 171 sq ft

Total = 148.9 sq m / 1603 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #106498