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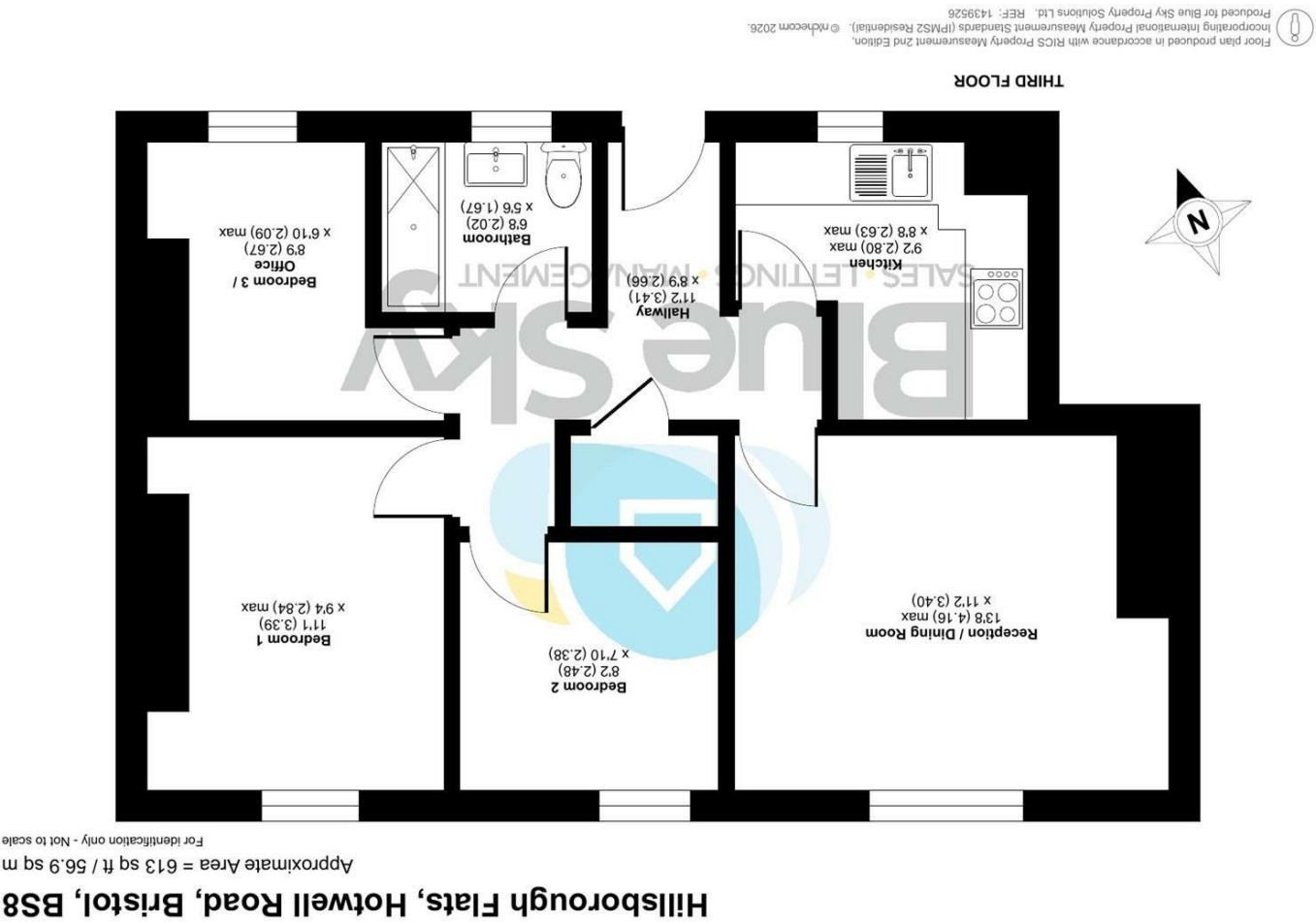
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The Important Bit!

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/draind down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.





31 Hillsborough Flats Hotwell Road, Bristol, BS8 4SW

Offers In Excess Of £220,000





Council Tax Band: A | Property Tenure: Leasehold

NO CHAIN! GREAT VALUE FOR MONEY, SO DON'T HANG AROUND! Located in Hotwells with easy access to the harbourside, Clifton village and the city centre, this wonderful, 3rd/top floor apartment is sure to prove popular. The pretty brick frontage of the building is rather attractive and the communal areas are well maintained. To the side of the property you'll find a residents car park which is a real bonus given the properties central location, there's also a lovely communal garden area which is mainly laid to lawn with mature trees and benches to sit and relax. You access the property via electric doors with entry phone system into the communal hallway. Head up the central staircase and at the top, on the 3rd floor you exit onto the external landing with views over the communal gardens. Here you'll find the property which is accessed via your own private front door and as you enter you'll quickly be struck by how cosy it all feels. The hallway has a large storage cupboard and doors leading to the well appointed kitchen, lounge with feature fireplace, a bathroom with white suite, two double bedrooms and a further small single bedroom/home office. Double glazed, gas centrally heated and offered with no onward chain, this property will not disappoint!



Communal Hallway

Doors to front and rear of the building, telecom entry system, communal stairs to 3rd floor, fire door leading to external balcony, metal railings, front door to apartment.

Hallway

11'2 x 8'9 (3.40m x 2.67m)
Wooden front door, electrical fuse board, radiator, wall mounted entry phone, feature wooden flooring, dado rail, ceiling rose and ceiling coving, feature archway, storage cupboard.

Kitchen

9'2 max x 8'8 max (2.79m max x 2.64m max)
Double glazed window to rear, spotlights, tiled floor, radiator, gas combi boiler, range of wall and bases units with worktop over, single sink and drainer, tiled splash backs, space for freestanding electric cooker, cooker hood, space for washing machine, space for fridge, space for freezer.

Lounge

13'8 max x 11'2 (4.17m max x 3.40m)
Feature glass panel door, double glazed sash windows to front, radiator, feature gas fireplace with surround, ceiling coving, wood effect flooring, ceiling rose.

Bedroom One

11'1 x 9'4 max (3.38m x 2.84m max)
Double glazed sash window to to front with wooden shutters, radiator, recessed storage with hanging rail.

Bedroom Two

8'2 x 7'10 (2.49m x 2.39m)
Double glazed sash window to front with shutters, radiator, wood effect flooring.

Bedroom Three/Office

8'9 x 6'10 max (2.67m x 2.08m max)
Double glazed window to rear, radiator, feature flooring, feature archway.

Bathroom

6'8 x 5'6 (2.03m x 1.68m)
Double glazed window to rear, spotlights, radiator, extractor fan, tiling to walls and floor, white suite comprising panelled bath with shower over, pedestal wash hand basin, WC.

Communal Gardens

Communal gardens to the rear of the property and foot path to bin store and car park.

Residents Parking

Residents car park to the rear of the property, spaces allocated on a first come first served basis.

Agents Note

The vendor has advised the lease length remaining is 94 years. The current annual ground rent is £10 and the current annual service charge is £973, the service charge includes buildings insurance.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

