



First Floor Flat, 26 Pooles Wharf Court
Guide Price Range £300,000 - £315,000

RICHARD
HARDING

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Harbourside, Bristol, BS8 4PB

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A well-presented and light, 2 bedroom (1 with en-suite shower) first floor apartment situated within an exclusive purpose-built gated development adjoining Bristol's famous floating harbour, allocated parking space and well-stocked communal garden.

Key Features

- The apartment offers well-proportioned lateral accommodation on the first floor with gas central heating and double-glazed windows throughout.
- Constructed in 1997, Pooles Wharf Court is located adjacent to Bristol's historic floating harbour, much effort was taken to ensure that the materials and design features compliment this popular area of the city.
- The apartment forms part of an elegant block. As one initially enters the development there is a formal, well-stocked communal garden and striking, gated entrance feature 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. Today the area combines access to the M5, M4 and M32 motorways with the convenience of being close to the main areas of employment, shopping and leisure that Bristol has to offer.
- Regular buses to and from the city, combined with the daily water bus services with landing stages in the city centre and Temple Meads mainline station.
- **Accommodation:** entrance vestibule, entrance hallway, sitting/dining room, separate kitchen, bedroom 1 with en-suite shower room, bedroom 2, family bathroom/wc.
- **Outside:** one allocated parking space, visitor parking and well-stocked communal garden.
- Lift and stairwell access provided.
- An ideal main home, harbourside pied-à-terre or buy to let investment opportunity.

ACCOMMODATION

APPROACH: via the vehicular drive-through, the main communal front door is accessed via an open-fronted porch with wall-mounted external lantern light and individual post boxes. Solid wooden door with multi-paned windows to either side, opens to: -

COMMUNAL ENTRANCE HALL: turning staircase ascending to the first floor with ceiling light points and window at landing level. Private front door opening to: -

ENTRANCE VESTIBULE: coat hooks and ceiling light point. Wooden door, opening to: -

HALL: doors radiating to the sitting/dining room, bedroom 1, bedroom 2 and bathroom/wc. Telecom entry system, thermostat heating control, ceiling light point. Full height cupboard with built in shelving.

SITTING/DINING ROOM: (17'1" x 11'1") (5.21m x 3.37m) spacious reception room with double glazed casement windows and French doors to a Juliette balcony, 2 radiators. Door through to: -





KITCHEN: (7'6" x 6'8") (2.28m x 2.02m) fitted with an array of base and eye level units with laminate roll edged work surfaces, stainless steel sink and draining board, 4 ring gas hob with electric oven below and filter hood above, partially tiled walls, washing machine, dishwasher and tall fridge/freezer. Double casement window to front elevation. Wall mounted gas combination boiler.

BEDROOM 1: (12'3" x 9'6") (3.73m x 2.90m) double glazed casement window to rear elevation, fitted wardrobe with hanging space and shelving. Opening through to: -

En-Suite Shower Room: stainless steel shower, tiled walls with glass screen, extractor fan, radiator.

BEDROOM 2: (8'4" x 7'10") (2.55m x 2.39m) casement window to rear elevation, radiator.

FAMILY BATHROOM/WC: white suite comprising low level wc, pedestal wash hand basin, panelled bath with shower attachment, partially tiled walls, extractor fan, radiator.

OUTSIDE

COMMUNAL GARDEN: well-stocked communal garden fronting Bristol's historic floating harbour.

VISITOR PARKING: there is ample visitor parking available.

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 Leasehold for the remainder of a 999 year lease from 1 January 1997. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the annual service charge is £1,621 p.a. This information should be checked by your legal adviser.

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

PLEASE NOTE:

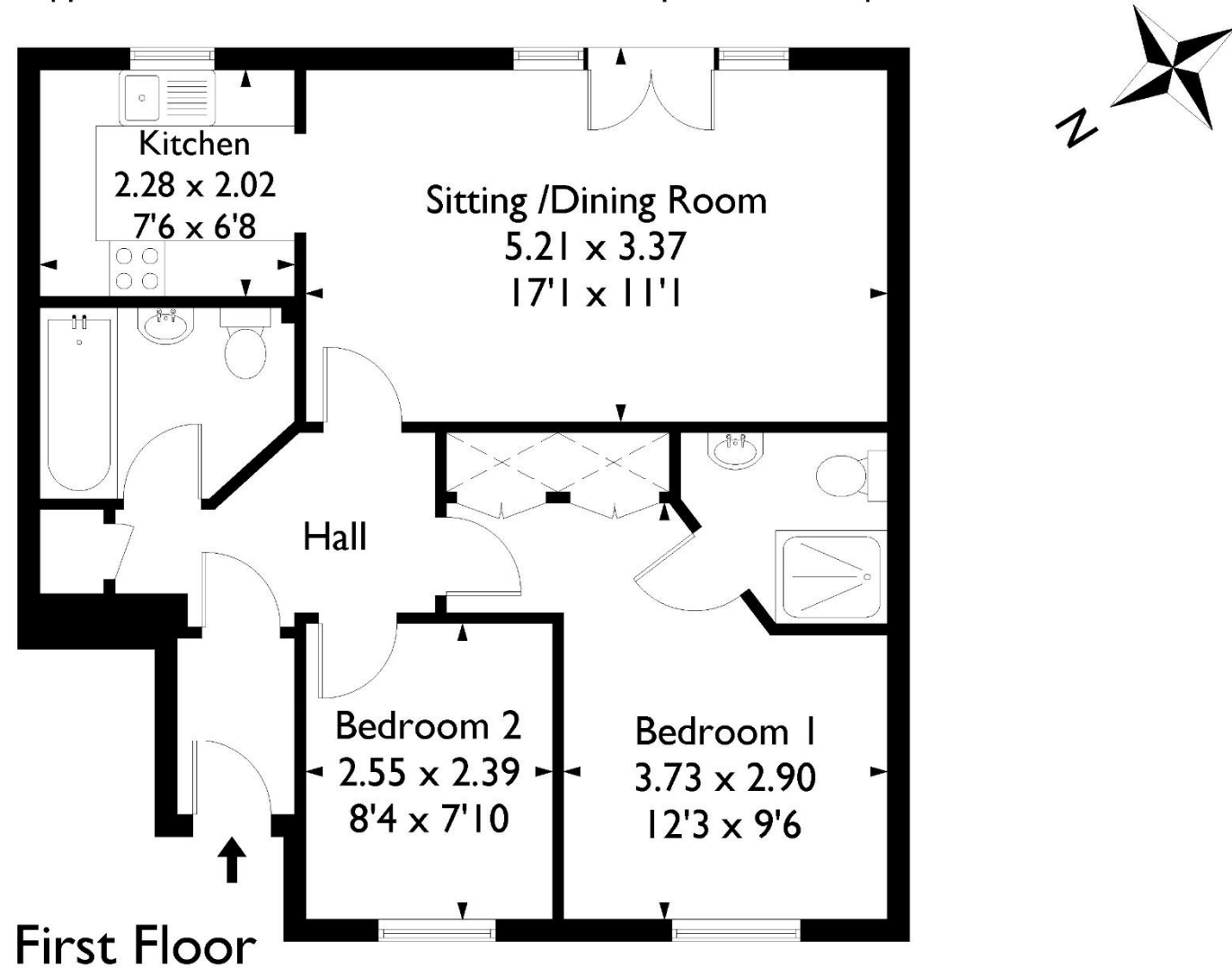
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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	82 B	82 B
69-80	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.

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Approximate Gross Internal Area = 53.46 sq m / 575.43 sq ft



This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.