

estate agents **auctioneers**

**hollis
morgan**



1, Dockside Hotwell Road, Hotwell, Bristol, BS8 4DF

£225,000

A stylish first-floor apartment with a private balcony, water views, and contemporary open-plan living in the heart of Hotwells.

- Double bedroom
- Balcony
- Water Views
- Close to the harbourside
- Contemporary design
- No onward chain

The Property

This well-presented first-floor one-bedroom apartment offers bright, contemporary living in an excellent Harbourside location. Located at the front of the property, is the open plan kitchen and living room. The modern kitchen is fitted with stylish white gloss base and wall units, providing ample storage and a sleek finish. The living area is bright and airy and has direct access onto a private balcony, with water views. It provides the perfect spot for morning coffee or al fresco dining. The contemporary bathroom features a large walk-in shower and modern fittings, while the peaceful double bedroom, positioned at the rear of the property, benefits from built-in storage. Further enhancing the practicality of the apartment is a useful utility cupboard with plumbing for a washing machine.

Location - Hotwells

Hotwells with its charming mix of architecture from George Tully’s Dowry Square dating from 1720 to the maritime influence of the nearby Harbourside district, Hotwells is amongst the most sought after locations in the City. Excellent amenities with independent shops, boutiques, cafes, bars and restaurants can be found in nearby Clifton Village, Whiteladies Road and the Triangle. Brunel’s Clifton Suspension Bridge provides a gateway to the Ashton Court Estate with its woodlands, mountain bike trails and walks whilst there is excellent access to the exciting Harbourside district, The City Centre and Temple Meads.

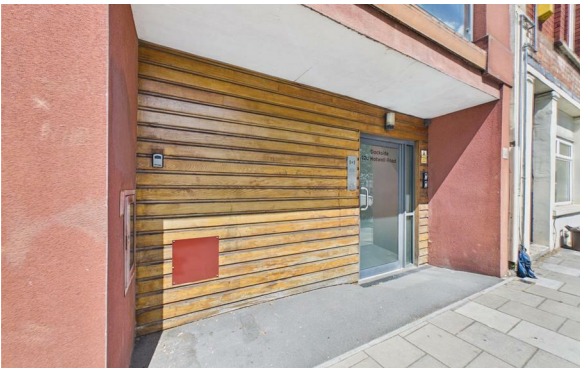
Other Information

Leasehold - 110 years remaining
Management Fee: 1123 pa
Ground Rent: 200 pa

Council Tax Band: C

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.





Approximate total area⁽¹⁾

39.3 m²
423 ft²

Balconies and terraces

3 m²
32 ft²

(1) Excluding balconies and terraces

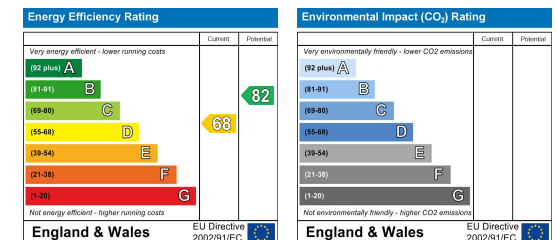
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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