estate agents auctioneers

hollis morgan

Flat 14, Huller & Cheese Redcliff Backs, Bristol, BS1 6WJ

Offers In Excess Of £385,000

UNEXPECTEDLY BACK ON THE MARKET! Stylish upper-floor apartment featuring water views, no onward chain, and private parking.

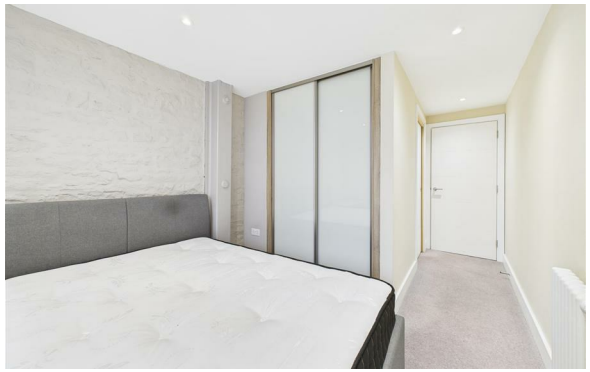
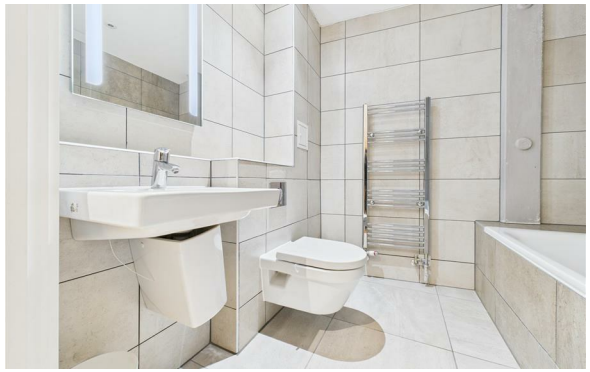
- Upper Floor Flat
- Two Bedrooms
- Open Plan Living
- Two Bathrooms
- Juliet Balcony
- No Onward Chain
- Parking
- Water Views

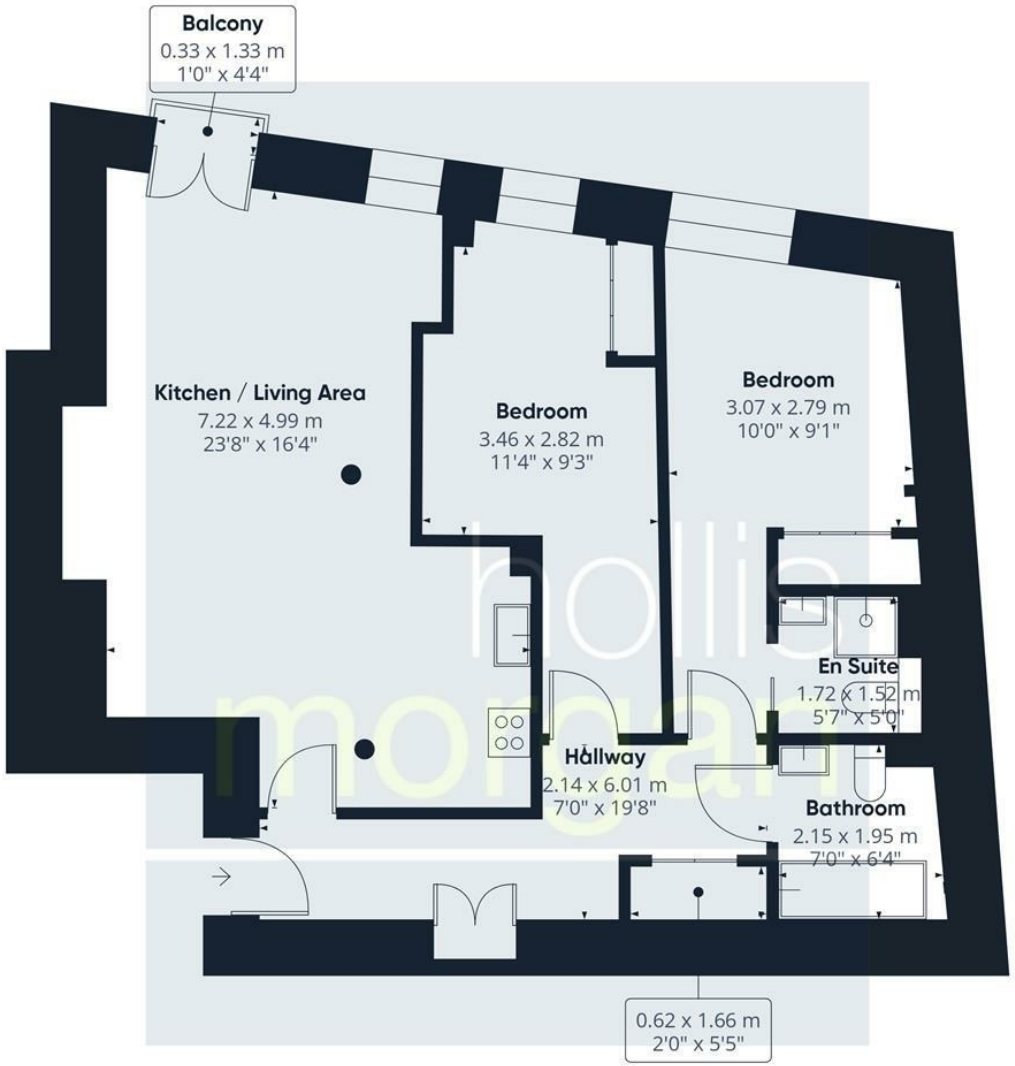
The Property
Huller House and The Cheese Factory are the conversion of the former Cheese Warehouse into forty four stylish and cosmopolitan one and two bedroom apartments (x 10 Huller apartments in total). The sleek modern interiors are the perfect complement to this historic building. This beautifully presented two-bedroom, two-bathroom flat offers the ideal blend of rustic charm and modern convenience. Located next to the vibrant Harbourside, you'll enjoy easy access to Bristol's restaurants, cafes, and excellent transport links.
The spacious open-plan living room is the heart of the home, featuring a modern fitted kitchen with integrated appliances and LED lighting. The exposed brick wall adds character, and the rustic features perfectly balance the modern design throughout, creating a cosy and relaxing space. Double doors open onto a private balcony with stunning water views.
The master bedroom boasts a sleek ensuite bathroom with shower. Both bedrooms spacious enough for double beds, benefit from built-in storage, making them practical and stylish.
The main bathroom is finished to a high standard with a contemporary Villeroy and Boch three-piece suite, including a bath with overhead shower.
An allocated parking space adds value and convenience, and is a rare find in this location.
This is an excellent opportunity for buyers seeking city centre living or a great investment opportunity in a high demand rental area.

Location
Sunday Times "Best Place to Live 2017". Located on the floating harbour within the lively, scenic quarter of Redcliffe waterfront, Huller House is a stone's throw away from Bristol's best shops, cafés, bars, restaurants and nightlife. With Cabot Circus, the city's largest, most exciting retail development housing over 120 new stores which include Harvey Nichols, within a short walk, and the excellent transport links of the M32, M4 and M5 and Bristol Temple Meads railway station on your doorstep, this vibrant slice of city life is matched only by the relaxed tranquillity of waterfront living.

Other Information
Leasehold.
Ground rent: £400 pa
Management Fee: circa £189 pcm
Council Tax Band: D

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)

72.8 m²

784 ft²

Balconies and terraces

0.4 m²

4 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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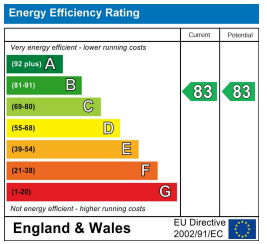

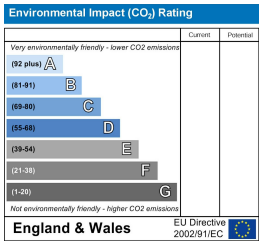

TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

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

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