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hollis morgan

Flat 1, 4 Dowry Square, Hotwells, Bristol, BS8 4SH

£585,000

A truly magnificent split level apartment with courtyard and gated parking situated in an historic Georgian Square.

- Charming Property
- Well Presented
- Split Level
- Private Parking Space
- Multiple Courtyards
- Three Bathrooms
- Gas Central Heating

The Property
This stunning property is set over the hall and basement levels of a handsome Grade II Listed Georgian building positioned in the ever popular Dowry Square. Upon entry you're greeted by a large entrance hall and well-proportioned lounge complete with period style fireplace, Herribone style LVT Flooring and full height sash windows which provide pleasant views over the leafy communal gardens.

To the rear a well fitted kitchen/diner can be found with utility area comprising granite worksurfaces, sink with mixer taps, matching wall and base units, range cooker, tiled flooring and integrated appliances.

Via a central staircase from the hallway access is gained to the lower level which offers two generous double bedrooms both of which prospering from built in wardrobes and having the added benefit of private bathrooms, Bedroom 1 a large family style bathroom with separate bath and shower. An additional W.C and storage cupboard can also be found on this floor.

Outside of the property there are charming private courtyard areas which are reachable from each floor. The main entry point is via the utility room, which provides access to a gated private carpark from North Street.

Location
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, is amongst the most sought after locations in the City. Excellent amenities with independent shops, boutiques, cafes, bars and restaurants which can be found in nearby Clifton Village, Whiteladies Road and the Triangle with the University of Bristol and UWE Bower Ashton being close by. 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.

Please Note
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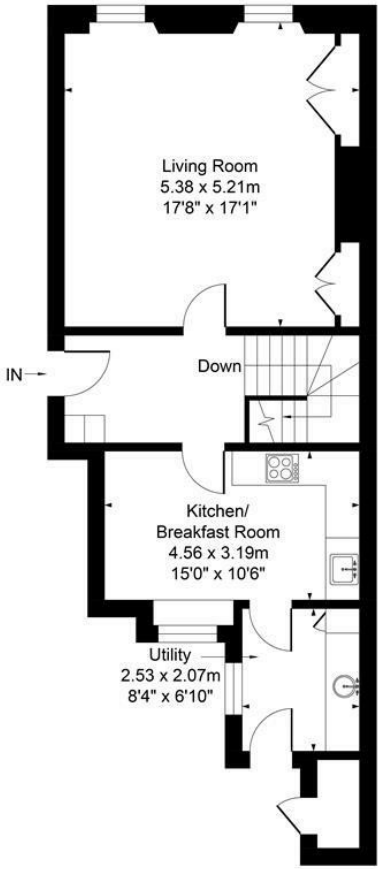
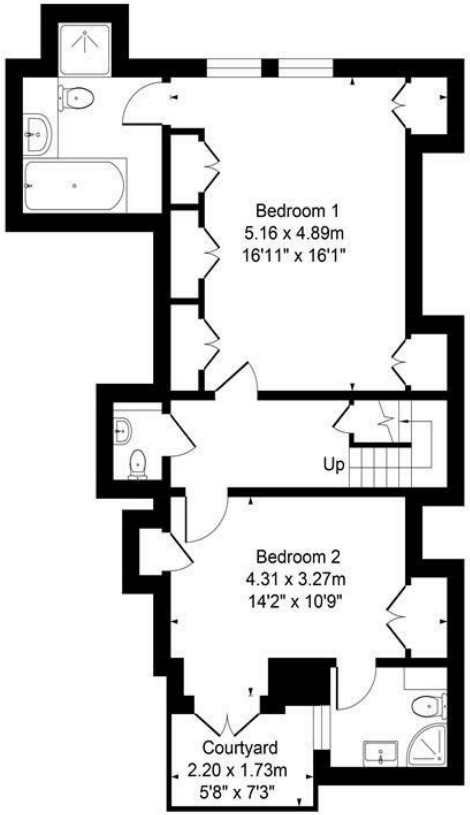
APPROX. GROSS INTERNAL FLOOR AREA 1228 SQ FT 114.09 SQ METRES

TOTAL APPROX. 623 SQ FT 57.86 SQ METRES



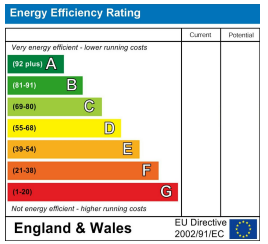
GROUND FLOOR

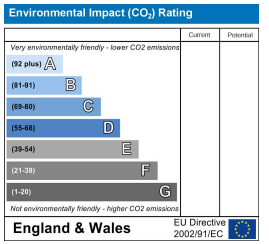
TOTAL APPROX. 605 SQ FT 56.23 SQ METRES



LOWER GROUND FLOOR

Illustrated for identification purposes only, measurements are approximate, not to scale.





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