estate agents **auctioneers**

hollis morgan

99, The Crescent Hannover Quay, Harbourside, Bristol, BS1 5JQ

£335,000

Hollis Morgan - A GENEROUS two DOUBLE bedroom modern apartment with BALCONY views over the S.S Great Britain, situated in a popular HARBOURSIDE development. Secure PARKING. Chain Free

- Two Double Bedrooms
- En Suite
- Modern Apartment
- Open Plan Living
- Balcony with water views
- Secure Underground Parking
- A Vast Choice of Local Amenities
- Available Furnished

The Property
The Crescent is an impressive landmark development in the Harbourside district which fronts the waterside which allows for direct access to all the amenities the surrounding area has to offer. This particular apartment is located on the ground floor and is surprisingly spacious throughout. The kitchen is well equipped and offers an array of base and wall units topped with a laminate work surface, stainless steel sink / drainer with mixer tap over, a gas hob and electric oven with extractor over and an integrated fridge / freezer and dishwasher.
The living / dining space benefits from direct access to a rounded balcony with fantastic views over the S.S Great Britain. Perfect for Alfresco dining.

There are two generously proportioned double bedrooms with a fully tiled en suite shower room to the master. In addition, there is also a modern family bathroom which offers a mains fed shower over the bath, WC, basin and heated towel rail.
The hallway also provides an in built storage / utility cupboard with plumbing for washing machine as well as plenty of additional room for free standing storage units.

Externally, there is a very well kept communal lawn, direct access to the Harbourside as well as secure underground parking.

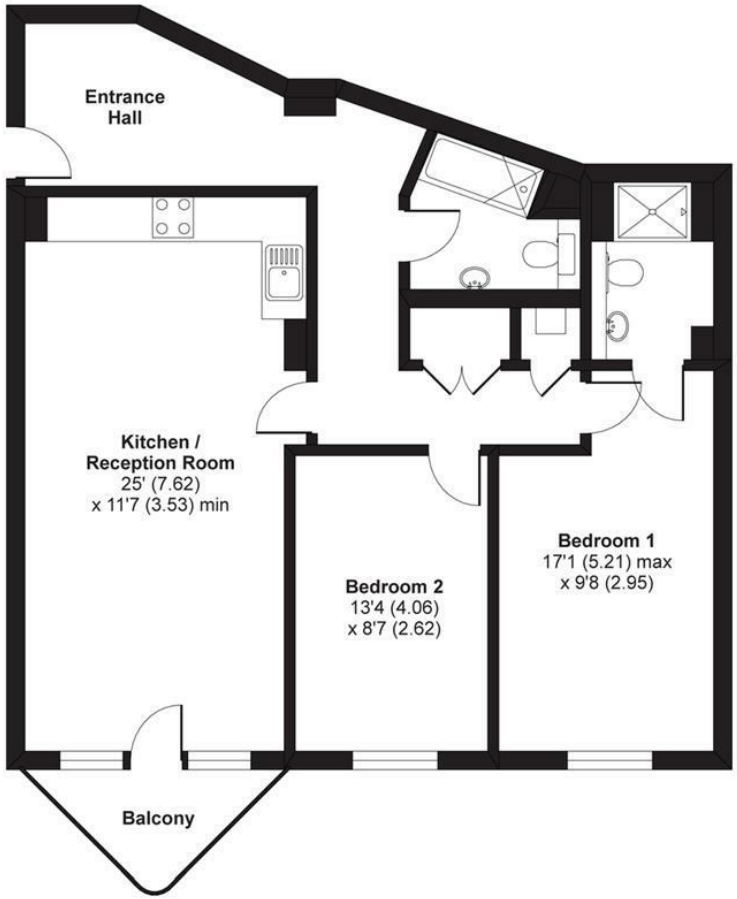
Location
Once a busy dock where sailors and merchants would trade goods and set sail for voyages of discovery, Bristol's Harbourside has undergone a huge transformation and is now an attractive, modern development with excellent amenities and access to the rest of the City. The area is alive with the buzz of Sunday markets, waterside restaurants and bars and a whole host of sports and activities including yachting, paddle boarding, and rowing. Millennium Square acts as a central hub, with its fountains and big screen as well as world class attractions such as Brunel's SS Great Britain, We The Curious, Bristol Aquarium, the Arnolfini, Spike Island, the Watershed and the M Shed.

Tenure & Management Info
Leasehold. Residue of 999 years.
Management Fee: Circa £150 pcm (including ground rent)

Please Note
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.

The Crescent, Hannover Quay, Bristol, BS1

APPROX. GROSS INTERNAL FLOOR AREA 898 SQ FT 83.4 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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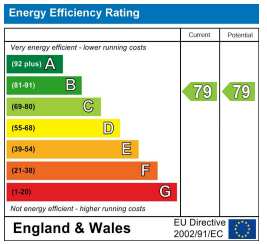

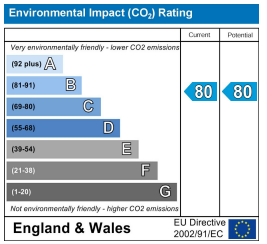

TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

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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morgan