

estate agents **auctioneers**

**hollis  
morgan**



3, Cleve Court Cumberland Place, Hotwells, Bristol, BS8 4LZ

£133,000

Hollis Morgan -VIEWINGS FULLY BOOKED - A ground floor studio apartment superbly well located and within easy reach of both Clifton Village and the Harbourside. Would make a fine investment (circa 6% gross yield) or Bristol bolt hole. Chain Free

- Studio Apartment
- Modern Purpose Built Block
- Well Maintained
- Long Lease
- Superb Location
- Circa 6% Gross Yield
- Ideal Investment
- Ground Floor
- Chain Free

#### **The Property**

A ground floor studio apartment situated on the quiet side of a modern purpose built block located a stones through from both Clifton Village, Clifton Suspension Bridge as well as the ever popular Bristol Harbourside.

The property comprises a good sized living space, well equipped kitchen, dressing area and modern shower room.

#### **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, 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**

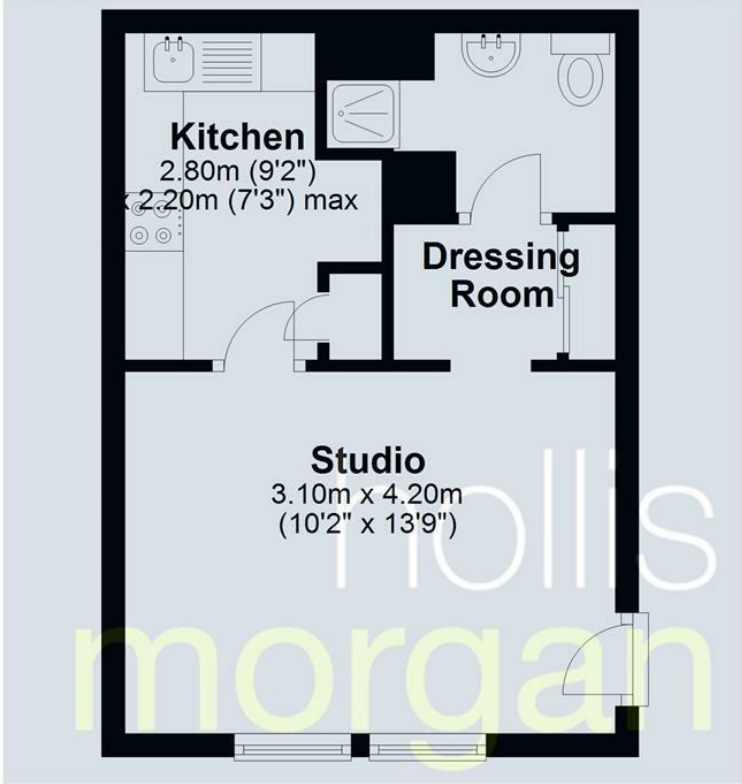
Leasehold. 172 years remaining  
Ground Rent: £10 per annum  
Management Fee: £650 per annum

Council Tax Band: A

#### **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.





Total area: approx. 25.2 sq. metres (271.2 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale. This plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed.

Floorplan Produced by Westcountry EPC  
Plan produced using PlanUp.

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

[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk) | [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)  
Hollis Morgan Property Limited, registered in England, registered no 7275716  
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
70	81	60	68

hollis  
morgan