



CUMBERLAND PLACE

Flat 3, Adam's Court Cumberland Place, Hotwells, Bristol, BS8 4LQ

£140,000

A well located Studio apartment in a quiet development within walking distance of Clifton Village, Harbourside and Millennium Square.

- Fantastic Location
- Allocated Parking
- Chain Free
- Investment Opportunity

### **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. The property also benefits from one off street parking space.

### **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.

### **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 All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries.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.

### **Other Information**

Tenure: Leasehold - 172 years remaining.

Management Fee: £850 pa

Management Company: Hillcrest Management Company

Ground Rent: None

Parking: One allocated space + Residents Parking Zone (CH)

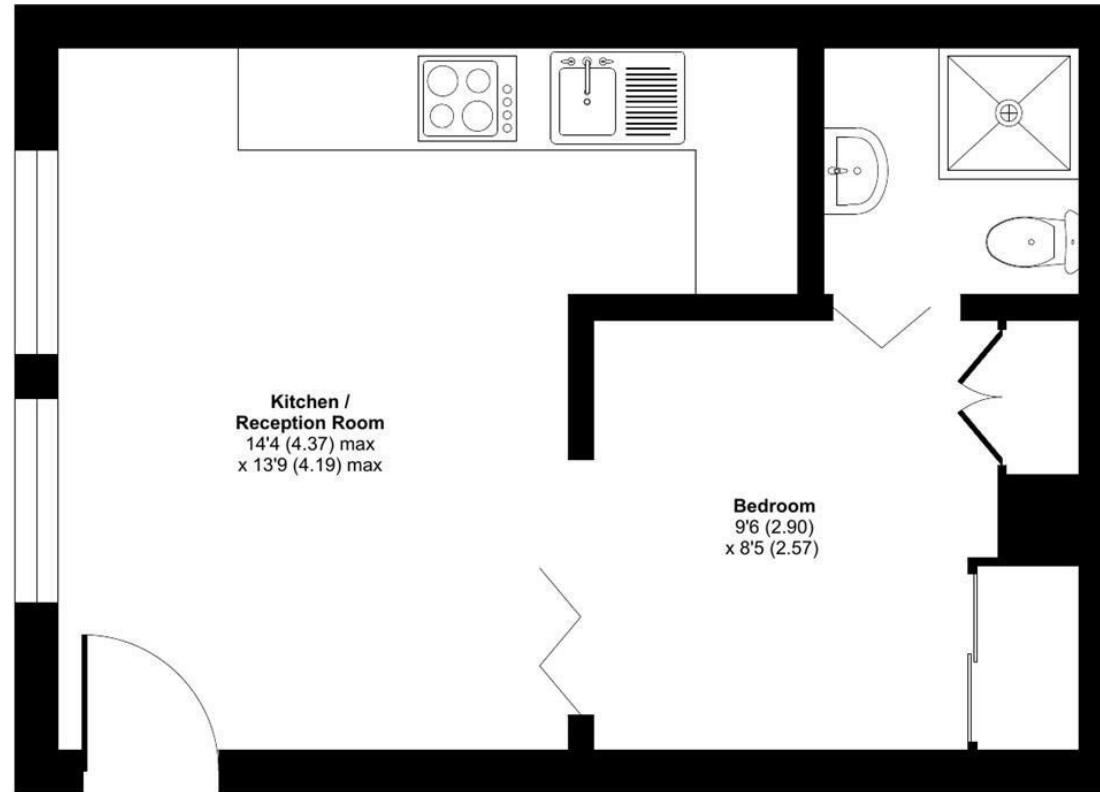
Council Tax Band: A



# Cumberland Place, Bristol, BS8

Approximate Area = 275 sq ft / 26 sq m

For identification only - Not to scale



GROUND FLOOR



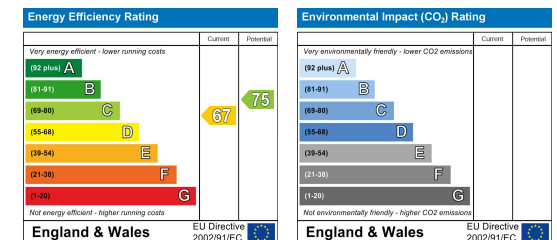
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2022. Produced for Hollis Morgan. REF: 840186



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