

estate agents **auctioneers**



31, The Crescent Hannover Quay, Bristol, BS1 5JP  
Offers In Excess Of £300,000

Guide Price - £300,000 - £315,000 - A generous one bedroom modern apartment with balcony situated in a popular harbourside development. Secure first come first serve parking. Chain Free

- Harbourside purpose built development
- Water views
- Secure parking
- Spacious property
- Master with ensuite shower room
- Bathroom
- Large Terrace

### The Property

#### Location - Harbourside

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.

#### Other Information

Leasehold: 999 years from 1 Feb 2007

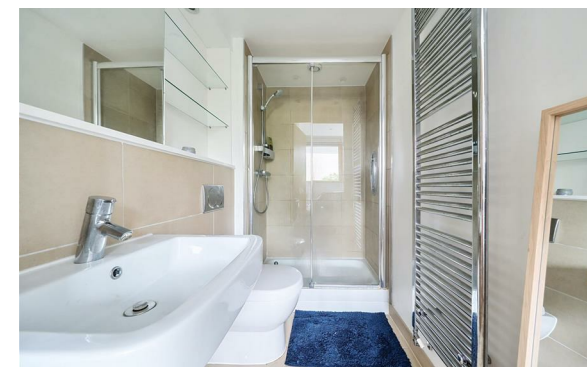
Ground rent: £150 p/a

Management Fee: circa £114 pcm

Council Tax Band: C

#### Please Note

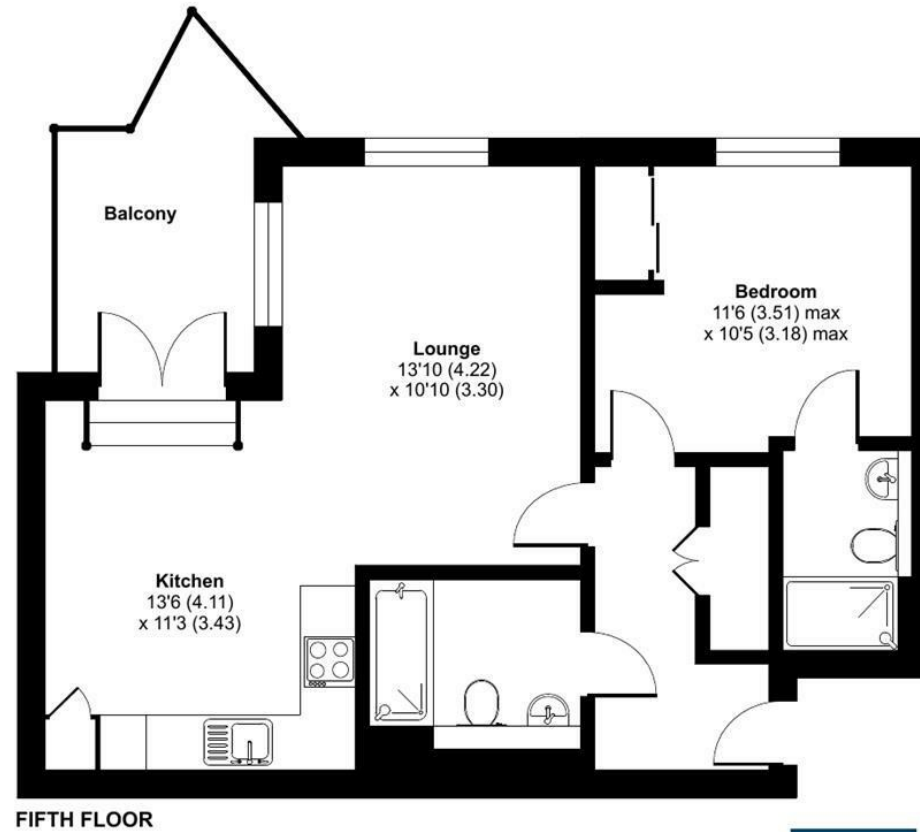
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# The Crescent , Harbourside, Bristol , BS1

Approximate Area = 593 sq ft / 55 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2025. Produced for Hollis Morgan. REF: 1314965



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>76</b>	<b>77</b>		
<b>England &amp; Wales</b>	<b>EU Directive 2002/91/EC</b>	<b>England &amp; Wales</b>	<b>EU Directive 2002/91/EC</b>

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