

estate agents **auCTIONEERS**



2 Dowry Square, Hotwells, Bristol, BS8 4SH

£265,000

Hollis Morgan - A charming lower ground floor apartment situated in a Historic Georgian Square. Moments from Clifton Village.

Description

A well-presented lower ground floor apartment set within a highly desirable historic square in Hotwells, the property has an abundance of character and charm whilst being very practical. The apartment comprises two double bedrooms, spacious living area with wood burner and large sash windows which provide plenty of natural light, modern fitted kitchen with integrated appliances, three piece bathroom suite and private courtyard which is exclusive to the property. There is also access to communal gardens (Subject to a £50 fee per annum)

Location - Hotwells

Dowry Square is one of Bristol's most complete Georgian garden squares. It offers beautiful architecture around a well maintained garden square solely for the use of the surrounding residents. As well as the houses, the square itself has been maintained with period railings, cobblestone gutters and a well planted, well stocked garden with a variety of mature trees and shrubs. Clifton Village and the Harbourside are both easily accessible whilst both Park Street and the City Centre are within one mile.

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.

Front Courtyard

With access to cupboard housing combi boiler, and exclusive use of large storage vault

Entrance Hall

Radiator, double fitted wardrobe with rail.

Lounge

13'6 x 20'1 (4.11m x 6.12m)

Traditional sash windows to front elevation, large radiators, fireplace with working wood burner, inset spotlights.

Kitchen

10'1 x 7'9 (3.07m x 2.36m)

Range of matching wall and base units with laminated worktops, white tiled splash backs, fridge, gas hob, electric oven, extractor fan, window, radiator, laminated flooring.

Bathroom

Mains fed shower over bath, shower screen, tiled floor, free standing basin, WC, towel ring, fitted mirror with cupboard. Radiator.

Corridor

Fitted wardrobes with shelving and rail. Plumbing for washing machine.

Bedroom 1

10'1 x 9'5 (3.07m x 2.87m)

Double bedroom. Fitted double wardrobe with rail and shelving, window, radiator.

Bedroom 2

16'4 x 6 (4.98m x 1.83m)

Double bedroom, radiator, double glazed French doors leading to courtyard.

Courtyard

Private low maintenance courtyard.

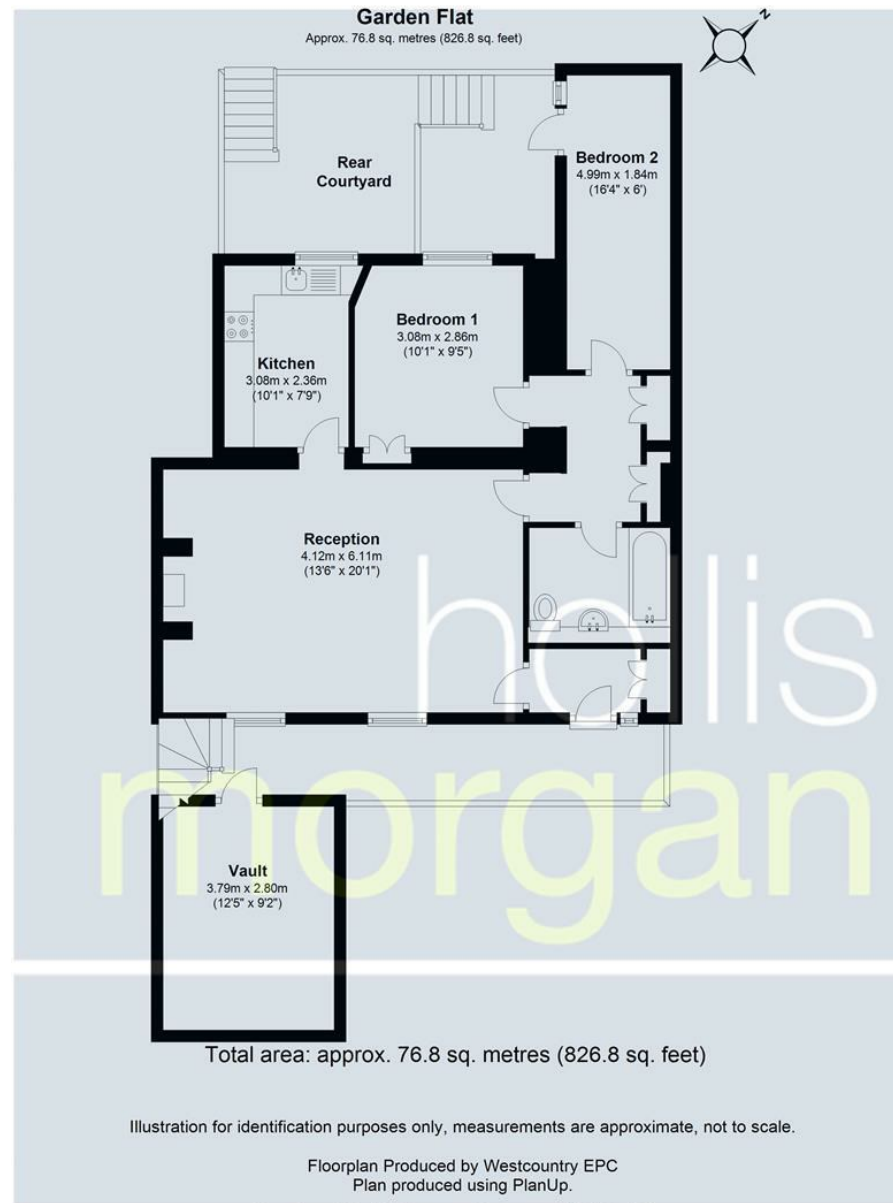
Tenure/Management Information

Freehold owned by Management company.

968 year lease.

Monthly service charge of £75.00



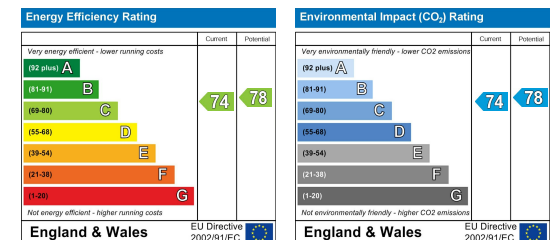


Garden Flat 2 Dowry Square, BRISTOL

e-mail: post@hollismorgan.co.uk www.hollismorgan.co.uk

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: 0117 973 65 65

Hollis Morgan Property Limited, registered in England, registered 7275716. Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ



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