



Flat 5, 5, Albermarle Row, Hotwells, Bristol, BS8 4LY

£325,000

Hollis Morgan - A light and airy two double bedroom period apartment located moments from the Harbourside and Clifton Village.

- Period Apartment
- First Floor
- Separate Kitchen
- Two Double Bedrooms
- Gas Central Heating
- No Onward Chain

### The Property

The property is situated on the first floor of an attractive Grade II listed period property located a short stroll away from Clifton Village. Internally the apartment offers two double bedrooms with full height sash windows,) three piece bathroom suite with shower other bath, WC, wash basin and heated towel rail. To the rear of the property is generously proportioned lounge (17 x 16 ) and fitted kitchen with laminated worksurfaces and a range of matching wall and base units.

To the outside there are landscaped communal gardens which for the sole use of 5 Albemarle Row.

### 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: 952 years remaining  
Management fee: £130.00 pcm  
Management Company: BNS Management Services  
Ground rent: £60 pa (included in management fee)  
Parking: Residents on street permit parking (CH)  
Council Tax Band: C

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 All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries.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





hollis  
morgan

---