

estate agents **auctioneers**

**hollis  
morgan**

**Garden Flat 2, 5 Albermarle Row, Hotwells, Bristol, BS8 4LY**  
**Offers In Excess Of £325,000**

Hollis Morgan - A SUPERBLY well located and pretty two bedroom garden flat with large PRIVATE courtyard GARDEN and personal feature GROTTO.

- Garden Flat
- Private Courtyard Garden & Feature 'Grotto'
- Open Plan Living
- Two Double Bedrooms
- Recently Refurbished
- Ample Storage
- Convenient Location - Close to Clifton & Harbourside
- Grade II Listed

#### The Property

Occupying the lower level of a period imposing, Grade II Listed terraced townhouse, this pretty garden flat offers plenty of internal space as well as a large, private and secluded courtyard with its own feature grotto.

Access to the flat is via a lower ground communal hallway which is shared with only one other and also provides an additional storage area.

Internally there is a spacious open plan living space and kitchen situated to the rear of the property with a patio door leading directly out into the private garden.

The kitchen has been cleverly arranged and well designed to fit the space and style of the property. There is ample storage in Shaker Style wall and base units finished with a granite worktop, a ceramic Belfast sink with mixer tap, electric hob and oven with extractor over, tiled floor with underfloor heating and plumbing for washing machine. Additionally there is a large Oak topped island which separates the living / dining space.

To the front of the building are two double bedrooms, both benefiting from an original sash window and tiled floors as well as underfloor heating.

A fully tiled family bathroom completes the accommodation and offers a mains fed shower over bath, basin with vanity storage, WC, heated towel rail and underfloor heating.

Externally, the rear garden and picturesque grotto is a stunning feature and offers a surprising amount of outside space which is not only private and secluded but atmospheric and tranquil.

#### Location

Albermarle Row is a Historic and imposing terrace of Grade II listed townhouses with far reaching views over the harbourside and toward the City Centre located within a short walk of Clifton Village above and Bristol's impressive harbourside below.

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

Share of Freehold. Residue of 999 years

Management Fee: £100 pcm

Council Tax Band: C

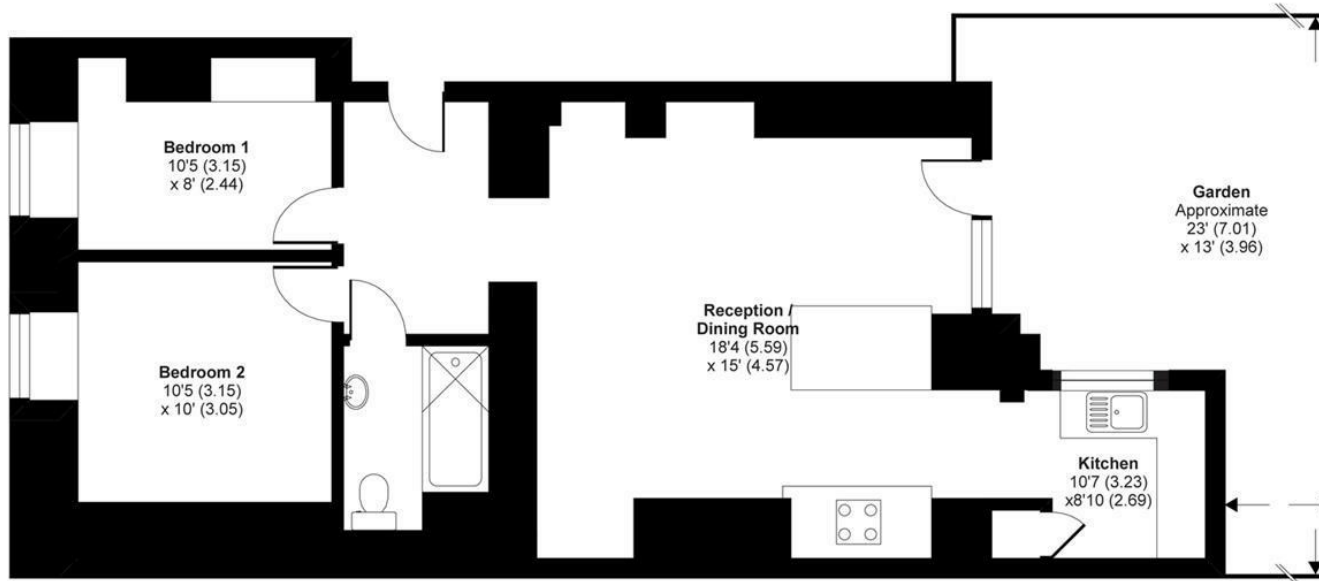
#### Please Note

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.



# Albermarle Row, Bristol, BS8

APPROX. GROSS INTERNAL FLOOR AREA 733 SQ FT 68 SQ METRES



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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