

estate agents **auctioneers**

**hollis
morgan**

179, The Crescent Hannover Quay, Harbourside, Bristol, BS1 5JQ

£259,000

Hollis Morgan - A well appointed modern apartment with balcony and water views, situated in a popular Harbourside development

- Popular purpose built development
- Large double bedroom
- Water views
- Parking
- Gas central heating
- no onward chain

Description

The Crescent is a landmark development in the Harbourside district with Apartment 179 located on the 3rd floor. The spacious accommodation comprises; separate kitchen, open plan living-dining area, double bedroom and stylish bathroom. Secure parking on a "first come first serve" basis is also available.

The property has been well maintained throughout and is beautifully finished with engineered wood flooring, double glazed windows, fitted mirrors as well as excellent storage facilities and gas central heating. Outside are communal gardens plus the water front which is within a few yards of the development.

Location

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.

Hallway

Engineered wood floor, airing cupboard/storage and intercom.

Kitchen

17'10" x 10'5" (5.45 x 3.18)

Modern kitchen with high gloss wood effect wall and base units, solid worktops and stainless steel sink with mixer tap. Built in gas hob, fridge freezer, dishwasher, oven, engineered wood flooring, radiator. Ample living space with generous ceiling height.

Living Room

17'10" x 10'5" (5.45 x 3.18)

Dining space, door to balcony with Harbour view, laminated floor, radiator, TV point and door to balcony with Harbour view.

Bathroom

Stylish 3 piece bathroom suite comprising shower over bath, Villeroy and Boch wash basin with Hansgrohe tap, W.C, large mirror, recessed spotlights and heated towel rail.

Bedroom

15'2" x 8'11" (4.63 x 2.74)

Built in wardrobe, radiator and large double glazed window with view over the harbour.

Parking

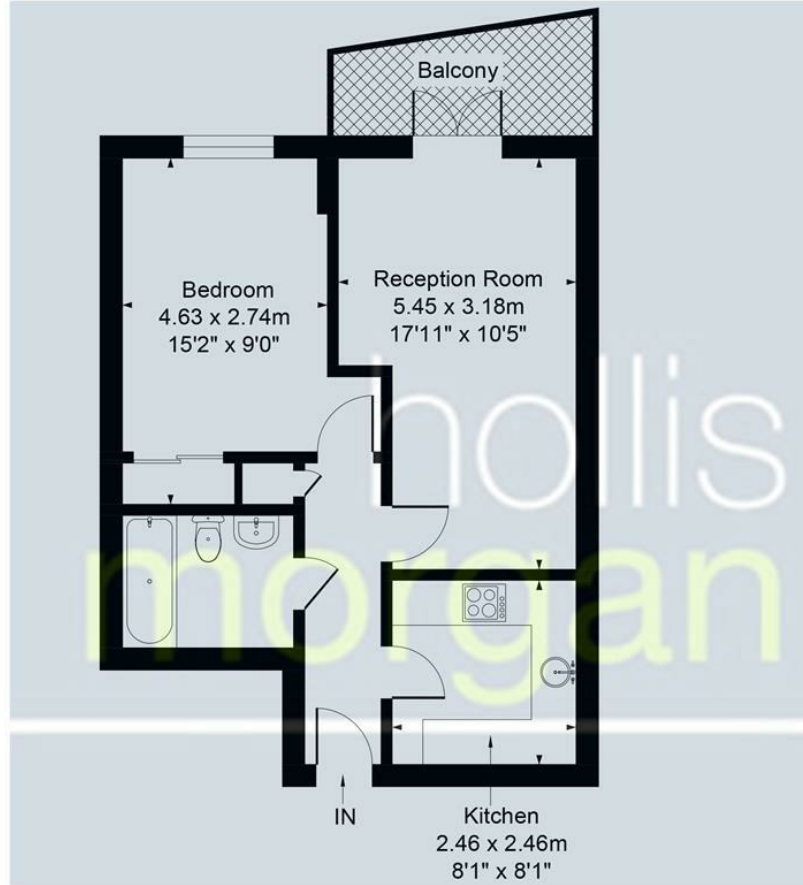
Secure parking on a 'first come first served basis with access to a secure bike shed

Management /Tenure Information

Please refer to agent



179 The Creddon Hannover Quay
 APPROX. GROSS INTERNAL FLOOR AREA 489 SQ FT 45.42 SQ METRES



THIRD FLOOR

Illustrated for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
	79	80	
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
	84	84	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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