

estate agents **auctioneers**

**hollis
morgan**

Flat 13, Leading Edge 80 Hotwell Road, Hotwells, Bristol, BS8 4UJ
Offers In Excess Of £350,000

Hollis Morgan - A TWO DOUBLE BEDROOM, modern and SPACIOUS (1000 Sq ft) apartment with FINE VIEWS over Bristol Harbour. A SAUNA & GYM is also available to the residents. Allocated PARKING.

- A Spacious Modern Apartment
- Two Double Bedrooms
- En Suite
- Balcony
- Sauna & Gym
- Superb Harbour Views
- Secure Allocated Parking
- Chain Free

The Property

Leading Edge is a stylish development located on the popular Hotwell Road with fine Harbour views and is within moments of a choice of bars, restaurants, shops and amenities.

Larger than your average two bedroom apartment, a wide entrance hallway takes you through into the impressive and spacious living space.

A modern fitted kitchen providing a range of wall and base units, breakfast bar and integrated appliances such as, fridge freezer, hob and oven is situated at the rear of the room allowing the dining and living area, with private balcony, to take full advantage of the fantastic southerly water views.

To the rear of the property are two generous double bedrooms both with fitted wardrobe space and en suite shower room off the master. There is also an additional family bathroom with mains fed shower, w/c, basin and heated towel rail.

The property also benefits from an allocated, secure parking space, bike store and gym/sauna.

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.

Tenure / Management Company Info

Leasehold. Residue of 125 years.

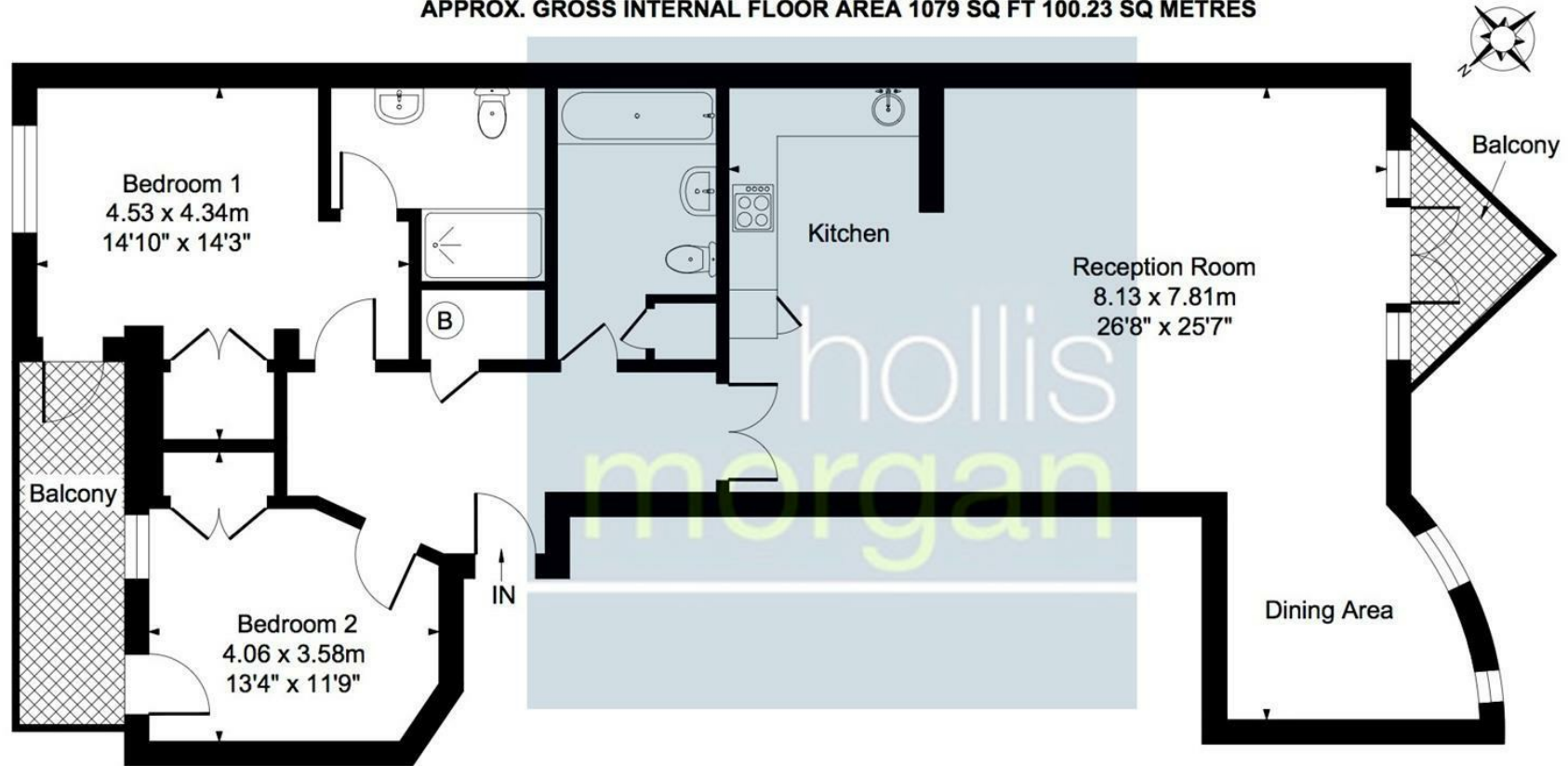
Management Fee: £190 pcm.

Ground Rent: £200 per annum.



Leading Edge

APPROX. GROSS INTERNAL FLOOR AREA 1079 SQ FT 100.23 SQ METRES



SECOND FLOOR

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

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Hollis Morgan Property Limited, registered in England, registered no 7275716
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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> | | | |
| | 75 | 82 | |
| <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> | | | |
| | 78 | 79 | |
| England & Wales | | England & Wales | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |

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