

estate agents **auctioneers**

**hollis  
morgan**



135D Hotwell Road, Hotwell, Bristol, BS8 4RU

£335,000

A spacious three double bedroom maisonette with stunning Harbourside views.

- Fantastic location
- Spacious Maisonette
- 3 bedrooms
- 2 ensuite shower rooms
- Stunning river views
- Gas central heating
- Bike Storage area

### The Property

This exceptional 3-bedroom maisonette offers a blend of contemporary design and comfortable living.

The spacious reception room fitted with large windows offers a light and airy living space with stunning views over the river and a charming stone fireplace, creates a warm and inviting atmosphere.

The fitted kitchen, boasts an array of wall and floor cabinets that provide ample storage space whilst the wooden work surfaces offers plenty of work space. This modern kitchen is fully equipped with integrated appliances, including a dishwasher, fridge, and freezer. Completing the first floor is a large double bedroom with a spacious ensuite tiled shower room. Moving downstairs, are two more generously sized double bedrooms, one of which features its own ensuite shower room. Completing this lower level is a large contemporary tiled bathroom featuring a three-piece suite and a shower over the bath.

### Location - Hotwells

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: residue of 999 years

Management Fee: £50 pcm

Ground rent: included in Management fees

Council Tax Band: C

### Please Note

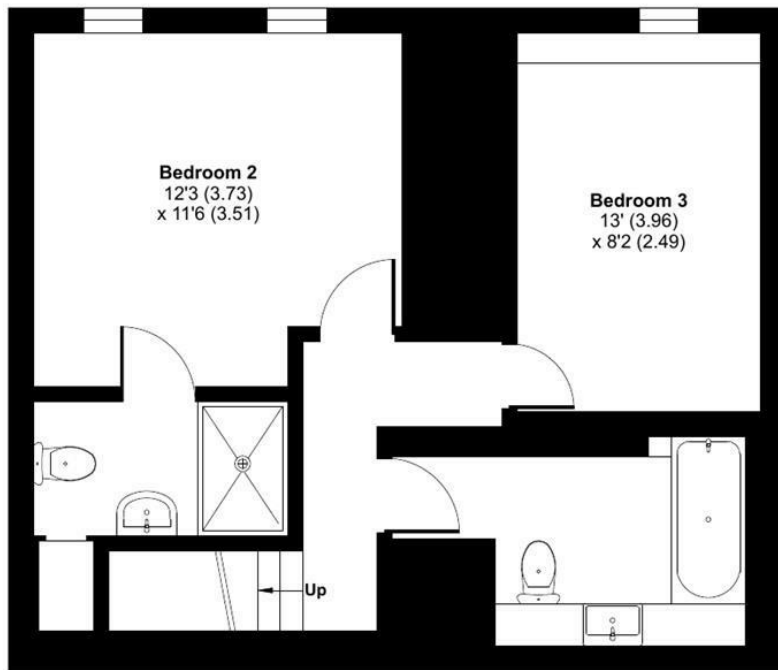
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan 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.



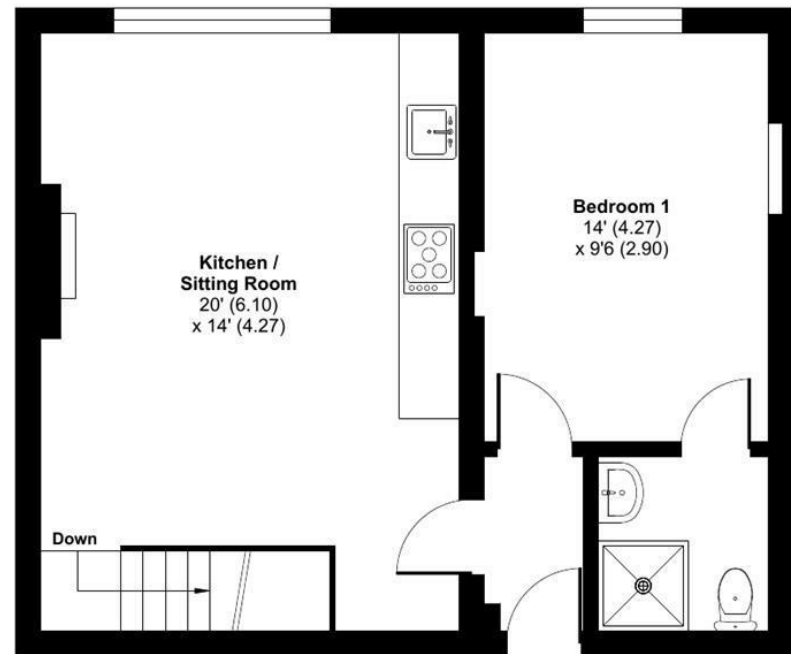
# Hotwell Road, Bristol, BS8

Approximate Area = 979 sq ft / 90.9 sq m

For identification only - Not to scale



BASEMENT



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Hollis Morgan. REF: 1096631



TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk) | [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)

Hollis Morgan Property Limited, registered in England, registered no 7275716  
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
79	82		

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

hollis  
morgan