31, The Crescent Hannover Quay, Harbourside, Bristol, BS1 5JP

Offers In Excess Of £300,000

Guide Price - £300,000 - £315,000 - A generous one bedroom modern apartment with balcony situated in a popular harbourside development. Secure first come first serve parking. Chain Free

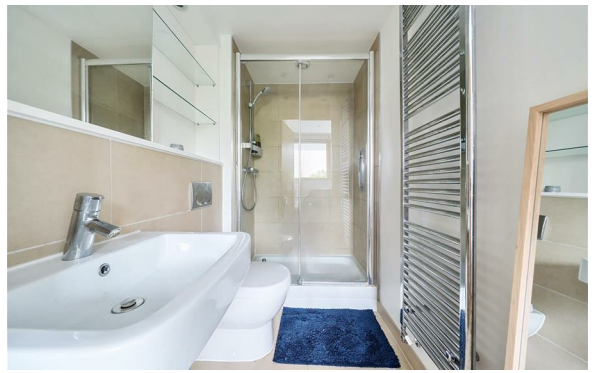
- Harbourside purpose built development
- Water views
- Secure parking
- Spacious property
- Master with ensuite shower room
- Bathroom
- Large Terrace

The Property

Location - Harbourside
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.

Other Information
Leasehold: 999 years from 1 Feb 2007
Ground rent: £150 p/a
Management Fee: circa £114 pcm
Council Tax Band: C

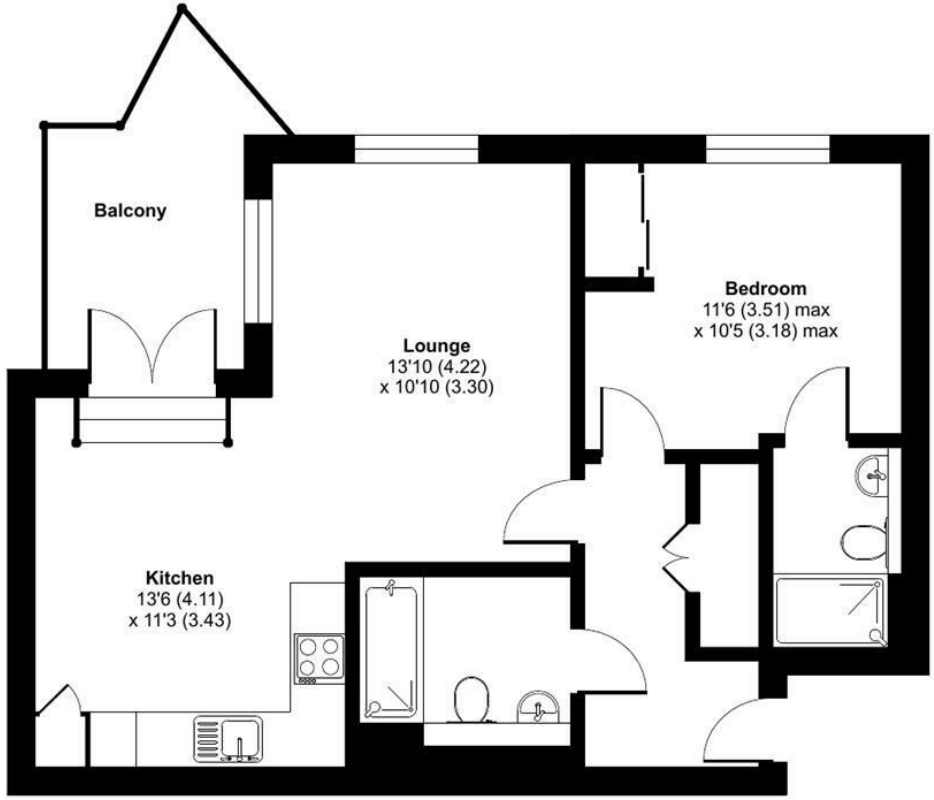
Please Note
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries.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.



The Crescent , Harbourside, Bristol , BS1

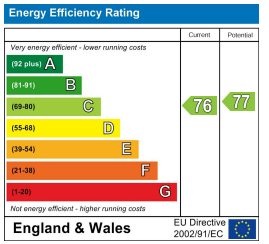
Approximate Area = 593 sq ft / 55 sq m

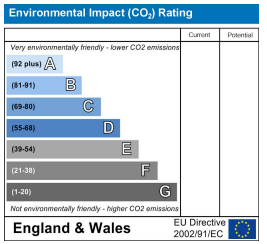
For identification only - Not to scale



FIFTH FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hollis Morgan. REF: 1314965





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

www.hollismorgan.co.uk | post@hollismorgan.co.uk

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

hollis
morgan