135a Hotwell Road, Hotwells, Bristol, BS8 4RU

£300,000

A charming two double bedroom apartment located on the top floor of this recently converted former public house. The flat also benefits from Harbourside views as well as a spacious private roof terrace.

- Top Floor Apartment
- Two Double Bedroom
- Private Roof Terrace
- Large Open Plan Living Space
- Harbourside Views
- Fantastic Location
- Recent Conversion

The Property
A spacious and characterful two double bedroom located at the top of a former public house with pleasant, south facing Harbourside views.
The property is accessed via a private stairs at the top of a short communal stairway with plenty of light flooding the hallway thanks to a large window.

Occupying the roof and benefiting from characterful angled ceilings, the open plan living space is a lovely and bright space thanks to a number of skylights, windows and access to private roof terrace.
The good sized kitchen provides plenty of cupboard space and worksurfaces as well as a range of integrated appliances such as electric hob, oven and under counter fridge.
There is plenty of dining and living space further benefitting from pleasant southerly harbourside views.
The roof terrace is a peaceful and private sun trap which would make a superb entertaining space.

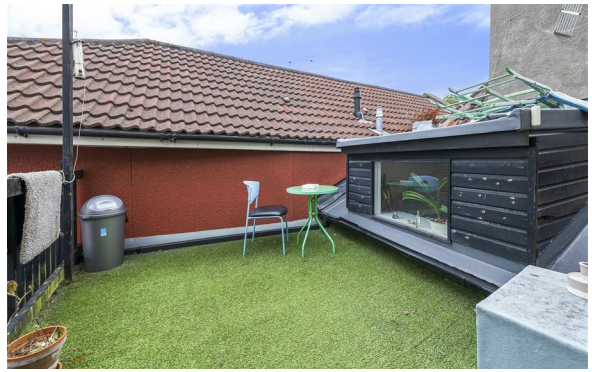
Both bedrooms are generous doubles and a part tiled shower room completes the accommodation and provides a walk in corner shower cubicle, tiled floor, basin, low level WC, heated towel rail and sky light.

Location
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: £50pcm

Council Tax Band: B

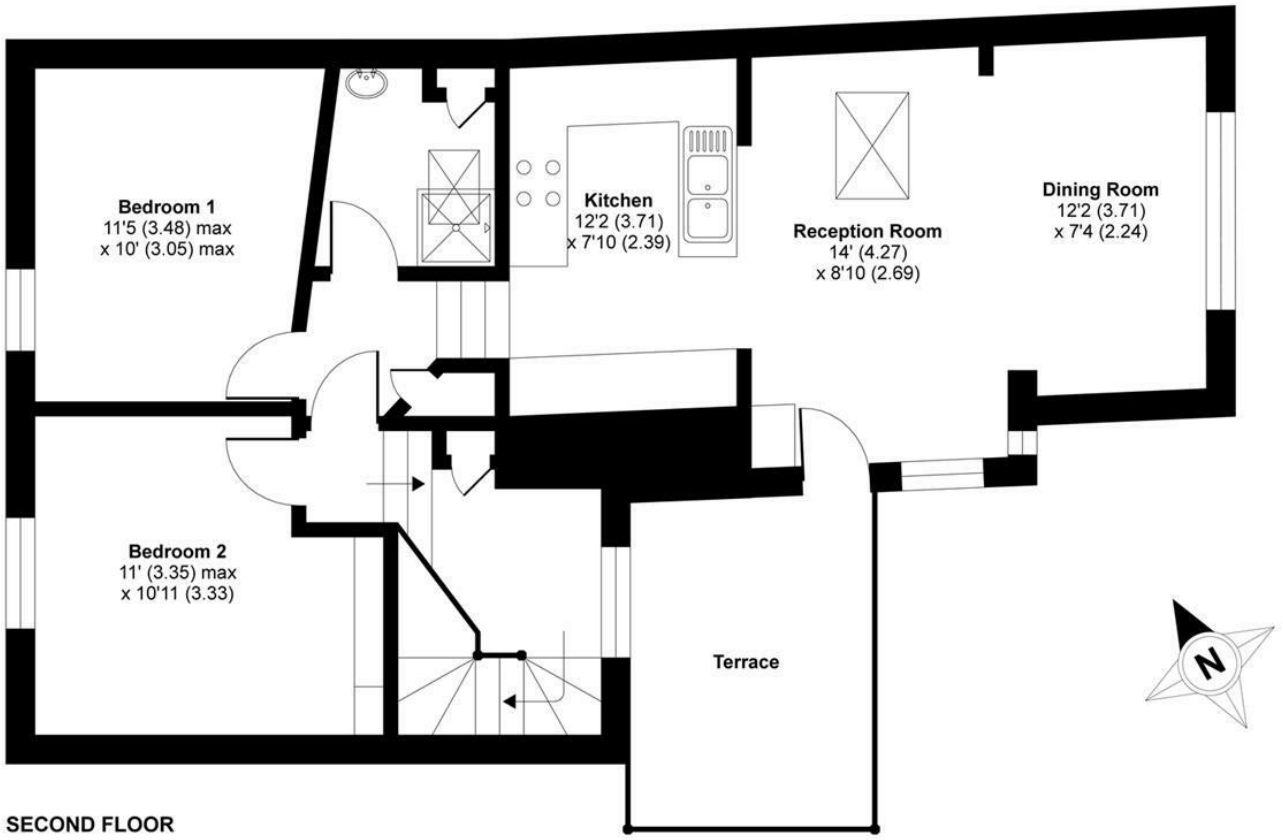
Please Note
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All 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, Hotwells, Bristol, BS8

Approximate Area = 732 sq ft / 68.0 sq m

For identification only - Not to scale

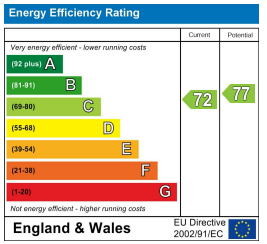


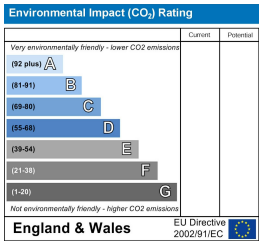
SECOND FLOOR

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Hollis Morgan. REF: 762166

hollis morgan





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