

estate agents **auctioneers**

**hollis  
morgan**



Flat 5, 5, Albermarle Row, Hotwells, Bristol, BS8 4LY

£325,000

Hollis Morgan -UNEXPECTEDLY BACK ON THE MARKET 22/12 A light and airy two double bedroom period apartment located moments from the Harbourside and Clifton Village.

- Period Apartment
- First Floor
- Separate Kitchen
- Two Double Bedrooms
- Gas Central Heating
- No Onward Chain

**The Property**

The property is situated on the first floor of an attractive Grade II listed period property located a short stroll away from Clifton Village. Internally the apartment offers two double bedrooms with full height sash windows,) three piece bathroom suite with shower other bath, WC, wash basin and heated towel rail. To the rear of the property is generously proportioned lounge (17 x 16 ) and fitted kitchen with laminated worksurfaces and a range of matching wall and base units.

To the outside there are landscaped communal gardens which for the sole use of 5 Albemarle Row.

**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: 952 years remaining  
Management fee: £130.00 pcm  
Management Company: BNS Management Services  
Ground rent: £60 pa (included in management fee)  
Parking: Residents on street permit parking (CH)  
Council Tax Band: C

**Please Note**

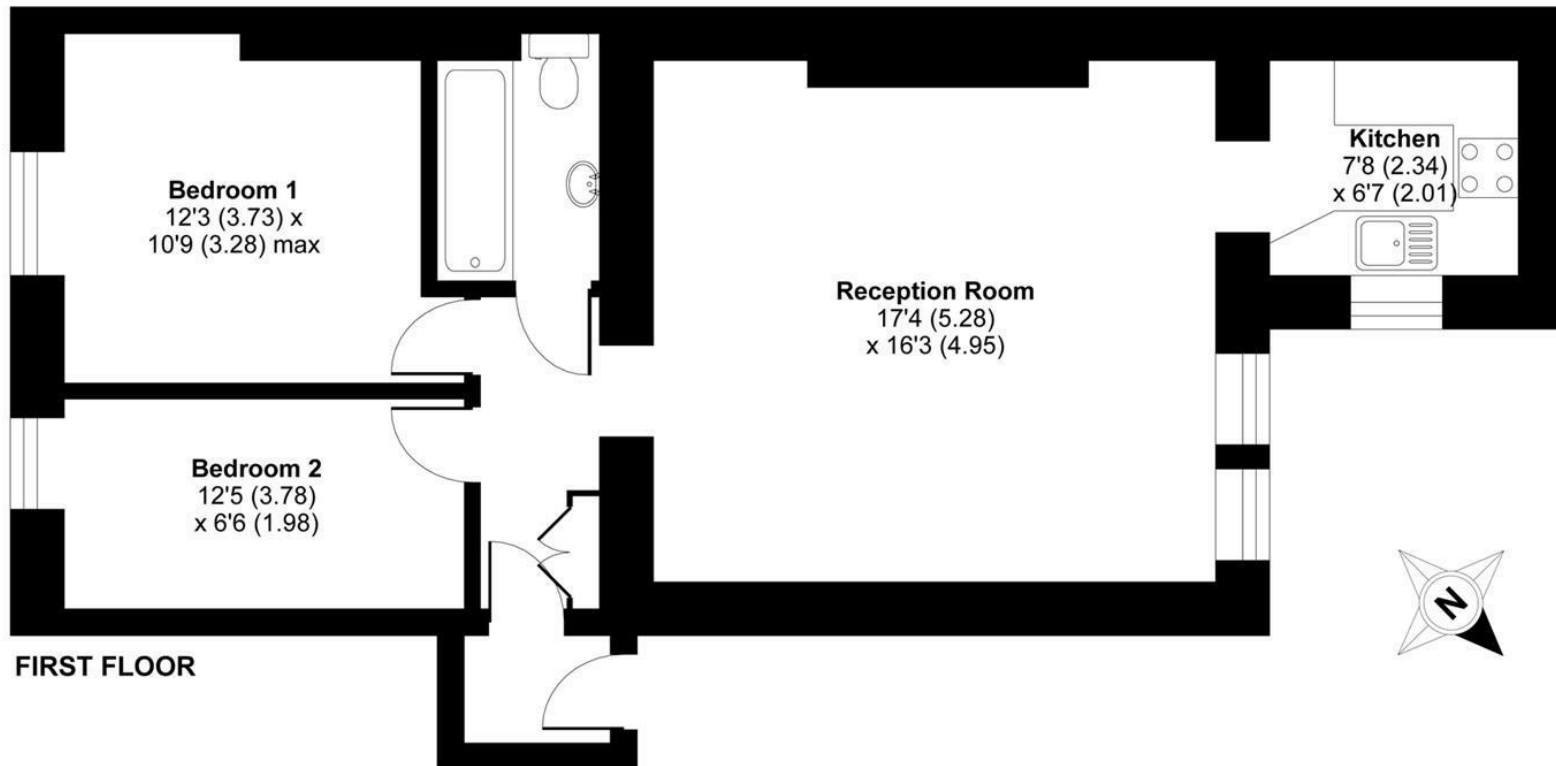
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# Albermarle Row, Hotwells, Bristol, BS8

Total = 673 sq ft / 62.5 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hollis Morgan. REF: 781727



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Hollis Morgan Property Limited, registered in England, registered no 7275716  
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| 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 |           |

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