estate agents auctioneers

hollis morgan

22 Pooles Wharf Court, Harbourside, Bristol, BS8 4PB

£299,950

A well presented 2 bedroom apartment situated in a sought after development yards from the waters edge. No onward Chain. Allocated parking.

- Gated Development
- Top Floor Apartment
- Well Presented Throughout
- En Suite Shower Room
- Gas Central Heating
- No Onward Chain
- Private Parking Space

The Property
Situated on the third floor (accessible via a lift) this well presented two bedroom flat offers bright and spacious accommodation set within an excellent Hotwells location that comes with one allocated parking space.

The living area is ample for dining and socialising with double glazed windows.

The kitchen is set just off the main living area fitted with wood style fronted wall and base units with wood laminate work tops. A free standing washer dryer and combi boiler is also situated in the kitchen.

Both bedrooms are of good size and carpeted throughout with radiator and double glazing. Bedroom one benefits from built in wardrobe storage and shower facility.

The bathroom has a mains fed shower over bath with a tiled finish.

There are communal gardens and a communal cycle store

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 (975 years remaining)
Management Fee: £1,340.50 per annum (ground rent included)

Council Tax Band: C

COVID UPDATE
Following Government advice (04.01.21) the housing market will remain open during the new lockdown in England.

Hollis Morgan are open for viewings and valuations whilst adhering to the latest social distancing and PPE rules.

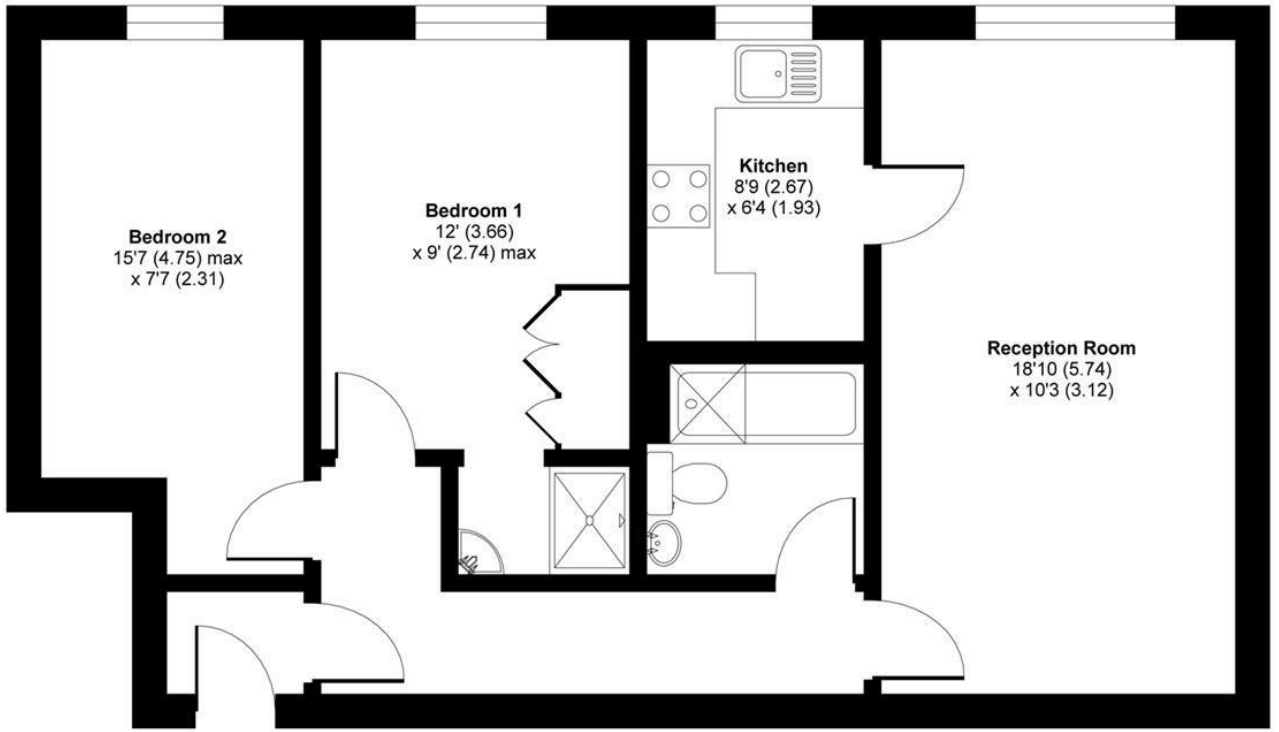
Please contact us should you have any questions.

Please Note
We endeavour to make our sales details accurate and reliable 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. 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.

Pooles Wharf Court, Harbourside, Bristol, BS8

Approximate Area = 644 sq ft / 59.8 sq m

For identification only - Not to scale



THIRD 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: 719348

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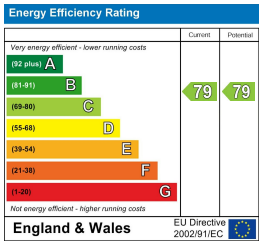

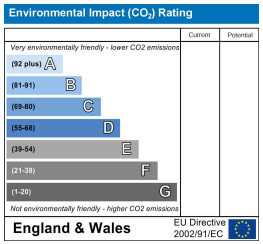

TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

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