

estate agents **auctioneers**



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

£270,000

Hollis Morgan - A larger than average (674sq ft) and immaculate one bed apartment with stunning views over Hotwells and the City beyond.

- Newly Refurbished
- Contemporary Open Plan Kitchen Diner
- Period Terrace
- Superb Views
- Grade II Listed
- Communal Rear Garden
- No Onward Chain

### The Property

Situated on the 2nd floor of an impressive period terrace, this spacious apartment has been lovingly refurbished and finished to superb standard by the current owner and boasts a deceptive amount of space throughout.

A separate living room is located at the front of the building and benefits from two attractive period sash windows which takes full advantage of the elevated position providing spectacular views over Hotwells and the City beyond.

At the rear of the property and overlooking the rear garden, a contemporary open plan kitchen / diner has been recently fitted which offers a significant amount of storage space in matching wall and base units finished with a solid marble effect work top. Also included is a range of integrated appliances such as; induction hob with extractor over, separate oven & grill, dishwasher, washing machine, fridge freezer, and ample dining space.

The bedroom is also well proportioned and benefits from view and a range of built in wardrobes / storage cupboards.

A stylish 4 piece bathroom suite has been well finished and compromises separate cubicle with mains fed shower, bath, w/c, basin and heated towel rail as well as under floor heating.

The property also benefits from an enclosed and private communal rear garden as well as a shared storage shed / bike store.

### Location - Hotwells

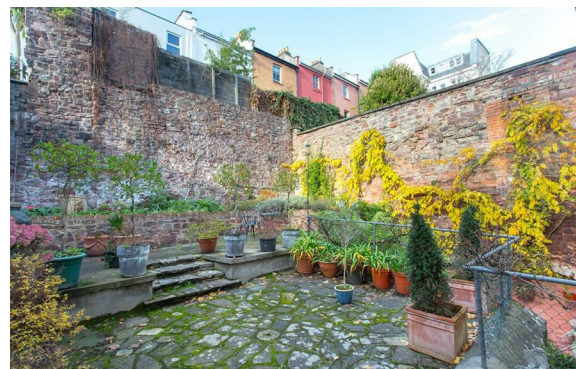
Hotwells with its charming mix of architecture from George Tully's Dowry Square dating from 1720 to the maritime influence of the nearby Harbourside district, Hotwells is amongst the most sought after locations in the City. Excellent amenities with independent shops, boutiques, cafes, bars and restaurants 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.

### Tenure / Management Info

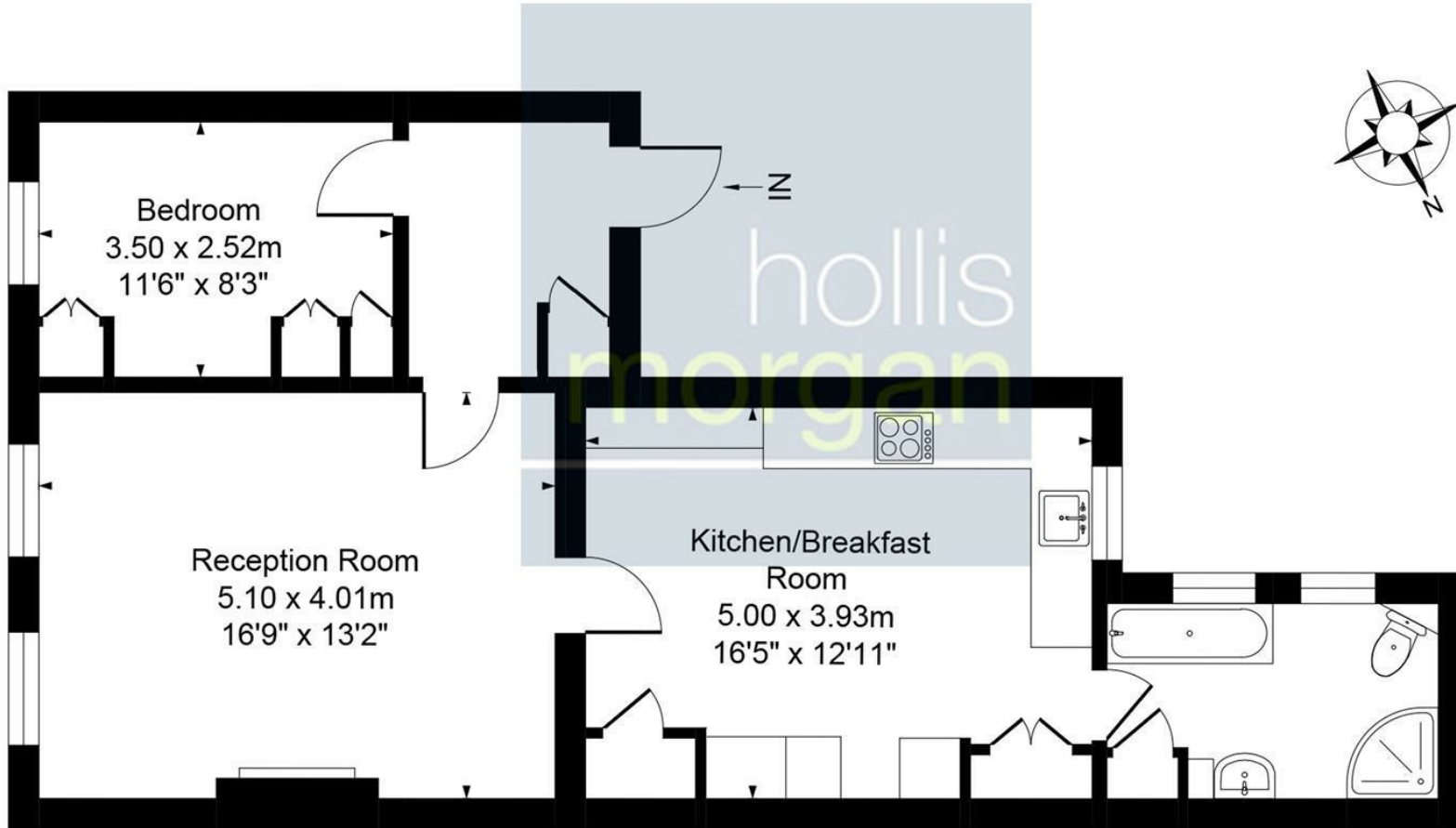
Leasehold. Residue of 999 years.  
Management Fee: £121 pcm.

### 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.



4 Albermarle Row, Hotwells  
 APPROX. GROSS INTERNAL FLOOR AREA 674 SQ FT 62.64 SQ METRES



Illustrated for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>			
<p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>			
	80		83
	63		63
<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

hollis  
morgan