estate agents auctioneers
hollis
morgan
3, Cleve Court Cumberland Place, Hotwells, Bristol, BS8 4LZ
£133,000

Hollis Morgan - A ground floor studio apartment superbly well located and within easy reach of both Clifton Village and the Harbourside. Would make a fine investment (circa 6% gross yield) or Bristol bolt hole. Chain Free

- Studio Apartment
- Modern Purpose Built Block
- Well Maintained
- Long Lease
- Superb Location
- Circa 6% Gross Yield
- Ideal Investment
- Ground Floor
- Chain Free

The Property
A ground floor studio apartment situated on the quiet side of a modern purpose built block located a stones through from both Clifton Village, Clifton Suspension Bridge as well as the ever popular Bristol Harbourside.

The property comprises a good sized living space, well equipped kitchen, dressing area and modern shower room.

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. 172 years remaining
Ground Rent: £10 per annum
Management Fee: £650 per annum

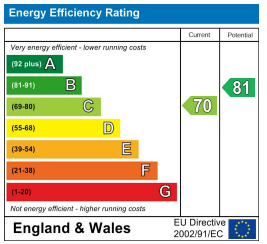
Council Tax Band: A

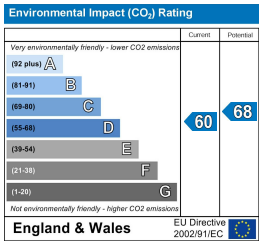
Please Note
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

Total area: approx. 25.2 sq. metres (271.2 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.
This plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed.

Floorplan Produced by Westcountry EPC
Plan produced using PlanUp.





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