estate agents auctioneers

hollis morgan

29 St. David Mews, Harbourside, Bristol, BS1 5QP

£240,000

Hollis Morgan presents a spacious first floor one bedroom apartment (560 sqft) in an ideal Harbourside Location which would make a perfect investment or first time buy.

- Chain Free
- Good Condition
- Bright and Airy
- Prime Investment
- Ideal First Time Buy
- Harbourside Location

**The Property**
This well presented first floor flat boasts an ideal Harbourside location within 10 minute walking distance of the Floating Harbour, Millennium Square, College Green, Park Street and the City Centre.

The property briefly comprises of a spacious hallway with two storage cupboards, one of which containing the boiler system. The living space offers spacious accommodation with plenty of room for dining and socialising. Situated just off the living space is the kitchen which is complete with integrated fridge/freezer, Whirlpool hob with extractor fan above and Beko oven. Additionally there is space for a washing machine and ample wall and base units for storage. The generous double bedroom is of good size and has built in double wardrobe. The newly refurbished bathroom is a three piece suite with white tiles and mains shower over bath complete with w/c and hand basin.

Finally the block is very well looked after and benefits from beautiful landscaped communal gardens.

**Location - Harbourside**
Once a busy dock where sailors and merchants would trade goods and set sail for voyages of discovery, Bristol's Harbourside has undergone a huge transformation and is now an attractive, modern development with excellent amenities and access to the rest of the City. The area is alive with the buzz of Sunday markets, waterside restaurants and bars and a whole host of sports and activities including yachting, paddle boarding, and rowing. Millennium Square acts as a central hub, with its fountains and big screen as well as world class attractions such as Brunel's SS Great Britain, We The Curious, Bristol Aquarium, the Arnolfini, Spike Island, the Watershed and the M Shed.

**Other Information**
Tenure: Leasehold c.230 years remaining.
Management Fee: c.£1,100.00 per annum
Ground Rent: £150.00 per annum

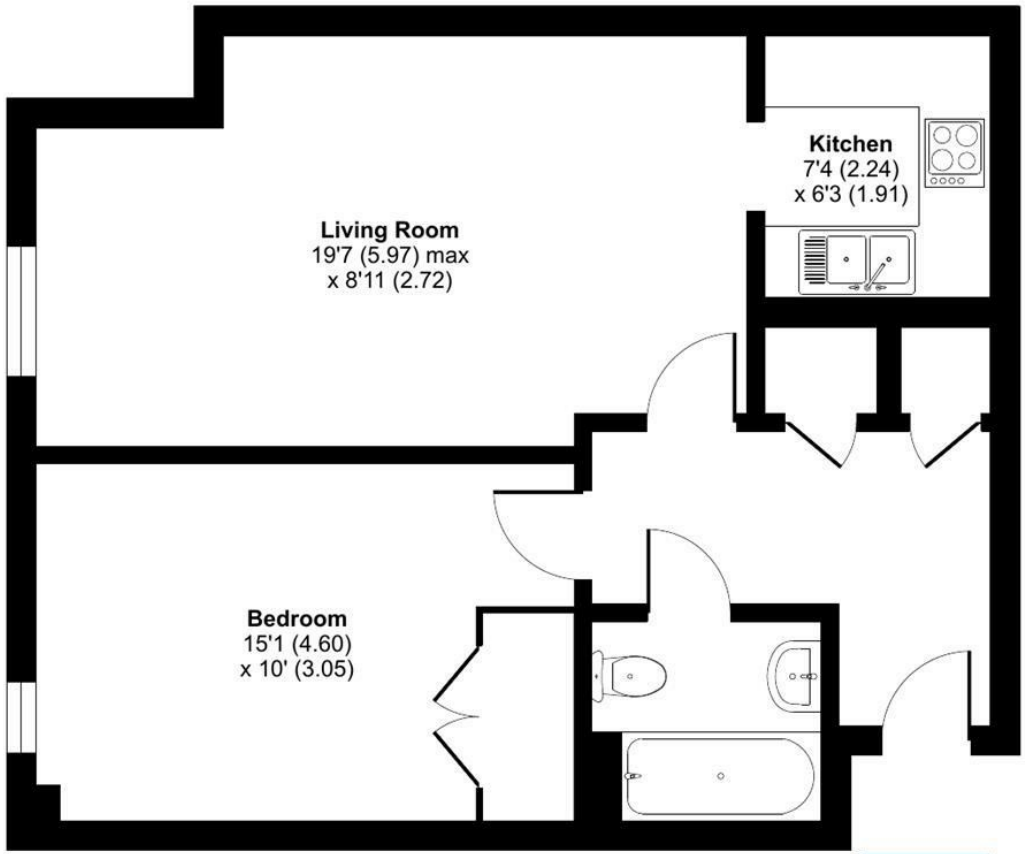
Council Tax Band: C

**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.

# St. David Mews, Bristol, BS1

Approximate Area = 560 sq ft / 52 sq m

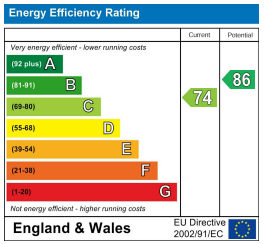
For identification only - Not to scale

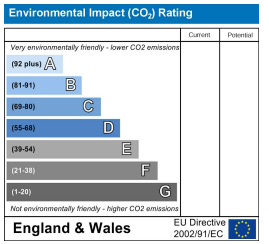



**FIRST FLOOR**

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hollis Morgan. REF: 837460





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