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HFF, 3 Dowry Square, Hotwells, Bristol, BS8 4QL
£400,000

An impressive Hall Floor Georgian apartment bursting with period features located on a quintessential Georgian Square. No Chain, Courtyard garden.

- Dowry Square
- Array of period features
- circa 30 sq.m Reception room
- Two double bedrooms
- Ample storage
- Gas central heating
- Private courtyard garden
- No onward chain

The Property
This attractive apartment covers the entire hall floor of a quintessential Georgian terraced building on Dowry Square. The property is located in a desirable area with beautiful communal gardens centred between the buildings. At the front of the property, you'll find a spacious living area with classic Georgian features including a grand fireplace, wooden shutters and coving decorating the tall ceilings. Opposite, there is a well fitted, bright kitchen with plenty of cupboard space and a large window looking out onto your private courtyard. The first bedroom is light and airy, with natural light pouring in through the tall sash windows and attached is a convenient space with a basin and additional storage.

The property also includes a generously proportioned hallway that leads to a practical utility space, ideal for housing a washing machine out of sight from the main living areas. Further along, you'll find a modern 3-piece bathroom, with a shower over the bathtub. At the far end of the hallway a cosy second bedroom awaits with generous space for a double bed and extra furniture.

Additional benefits include ample storage throughout the property offering plenty of space to keep your living areas clutter-free.

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: remaining of 999 years from 1747
Management Fee: £125 pcm
Ground rent: £75 pa
Council Tax Band: C

Please Note
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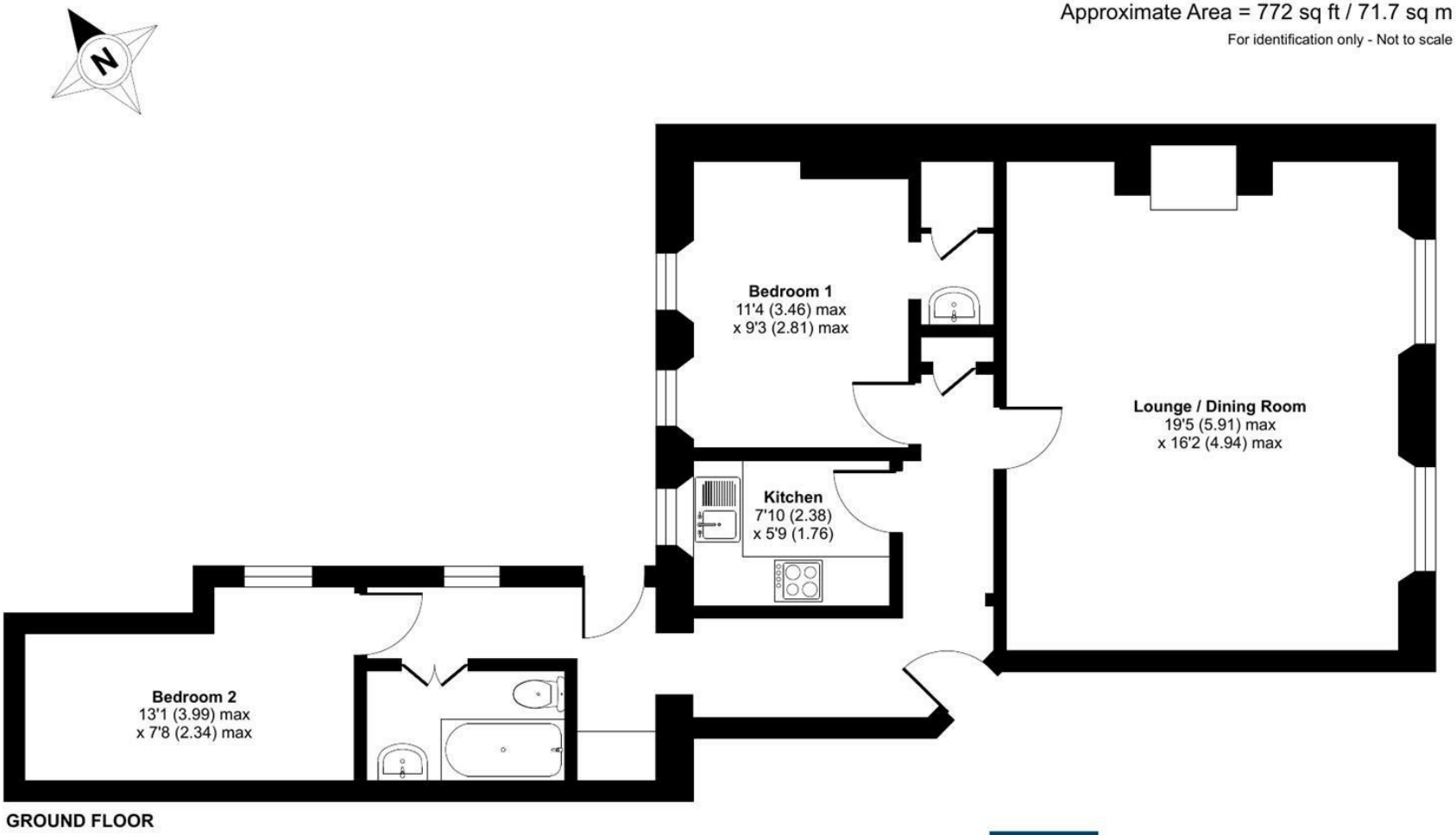
Dowry Square, Hotwell, Bristol, BS8

Approximate Area = 772 sq ft / 71.7 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Hollis Morgan. REF: 1222165

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