21, Merchants Court Rownham Mead, Hotwells, Bristol, BS8 4YF

Offers In Excess Of £360,000

A deceptively bright and spacious (800 sq ft) two double bedroom apartment, tucked away in a private setting but only moments away from the Harbourside and a short stroll away from both Clifton Village and the City Centre. There is also the added benefit of garage and allocated parking.

- Two Double Bedroom
- Second Floor Apartment
- Purpose Built Development
- Private South Facing Balcony
- Garage and Allocated Parking
- Double Glazed Windows
- Bright and Spacious
- Fantastic Location - Close to Clifton Village and Harbourside

The Property
Tucked away in a quiet and sheltered pocket in Hotwells with direct access to the Harbourside, this 2 double bedroom apartment is surprisingly bright and spacious throughout.

The living space is a generous room and thanks to a number of windows, is very bright with a pleasant green outlook out over the rear of the development.
Open to the living space is a good sized and well equipped kitchen with ample dining space with large patio door that opens out onto a south facing private balcony.
The kitchen itself features a sleek range of modern wall and base units, laminated work surface as well as integrated appliances including, electric hob, oven, fridge freezer, dishwasher and plumbing for washing machine.

There are 2 well proportioned double bedrooms both with built in storage and a contemporary, part tiled bathroom completes the internal accommodation which features mains fed shower over bath, basin, low level WC and heated towel rail.

Externally, and directly below the apartment on the ground floor the property further benefits from a single garage with power and electric and electric up and over door as well as an additional covered, allocated parking space.

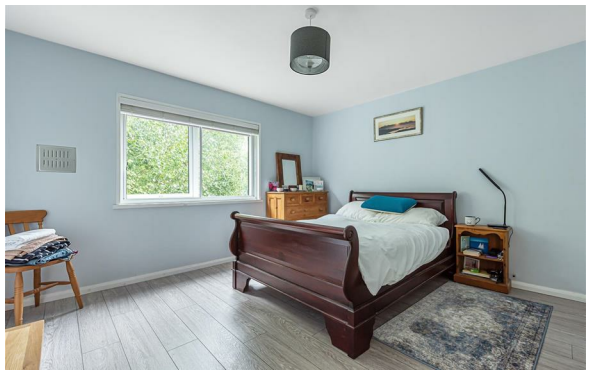
Location
Once a busy dock where sailors and merchants would trade goods and set sail for voyages of discovery, Bristol's Harbourside has undergone a huge transformation and is now an attractive, modern development with excellent amenities and access to the rest of the City. The area is alive with the 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.

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 (remainder of 999 years from 1980)
Management Fee: £1,490 per annum
Ground rent: £25per annum

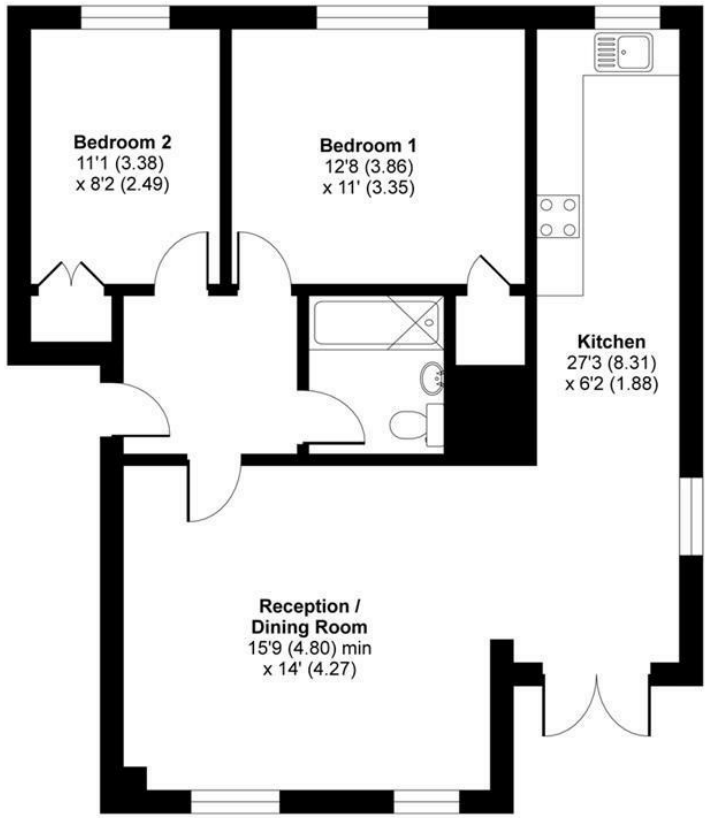
Council Tax Band: C

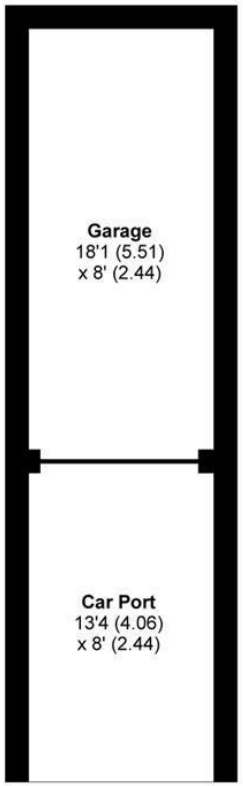
Please Note
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All 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.



Rownham Mead, Hotwells, Bristol, BS8

Approximate Area = 797 sq ft / 74 sq m
Garage = 145 sq ft / 13.5 sq m
Total = 942 sq ft / 87.5 sq m
For identification only - Not to scale

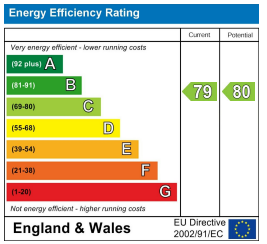


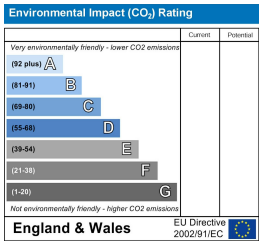


SECOND FLOOR

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: 751836





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