

estate agents **auctioneers**

**hollis  
morgan**

**207, The Crescent Hannover Quay, Harbourside, Bristol, BS1 5JR**  
**£250,000**

Hollis Morgan - A modern one bedroom apartment located on Bristol Harbourside with WATER VIEWS. Secure PARKING available. Chain Free

- Landmark Development
- Harbourside Location
- Water Views
- Private Balcony
- Parking Available
- Modern One Bed Apartment
- Gas Central Heating
- Chain Free

### The Property

The Crescent is a landmark and very highly regarded development located on the water's edge of Bristol's iconic Harbourside.

This flat is situated on the 2nd floor and enjoys a pleasant southerly aspect overlooking the central communal garden as well as the water.

The open plan living space provides direct access out onto a spacious balcony and the shape of the room provides ample space for living & dining.

Adjacent, there is a good sized separate kitchen which boasts plenty of cupboard space in a range of wall and base units, laminated work surfaces, a stainless steel sink & drainer with mixer tap, a gas hob & electric oven with extractor over and plumbing for washing machine and dish washer.

The bedroom also over looks the water and is a good sized double with built in wardrobe and the bathroom offers a mains fed shower over bath, basin and WC.

Externally there are pleasant communal gardens, direct access to the Harbourside and there are a multiple secure parking spaces available to residents on a first come first serve basis.

### 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.

### Other Information

Leasehold. Residue of 999 years

Ground Rent: £150 pa

Management Fee: £1,850 pa (including water)

Council Tax Band: D

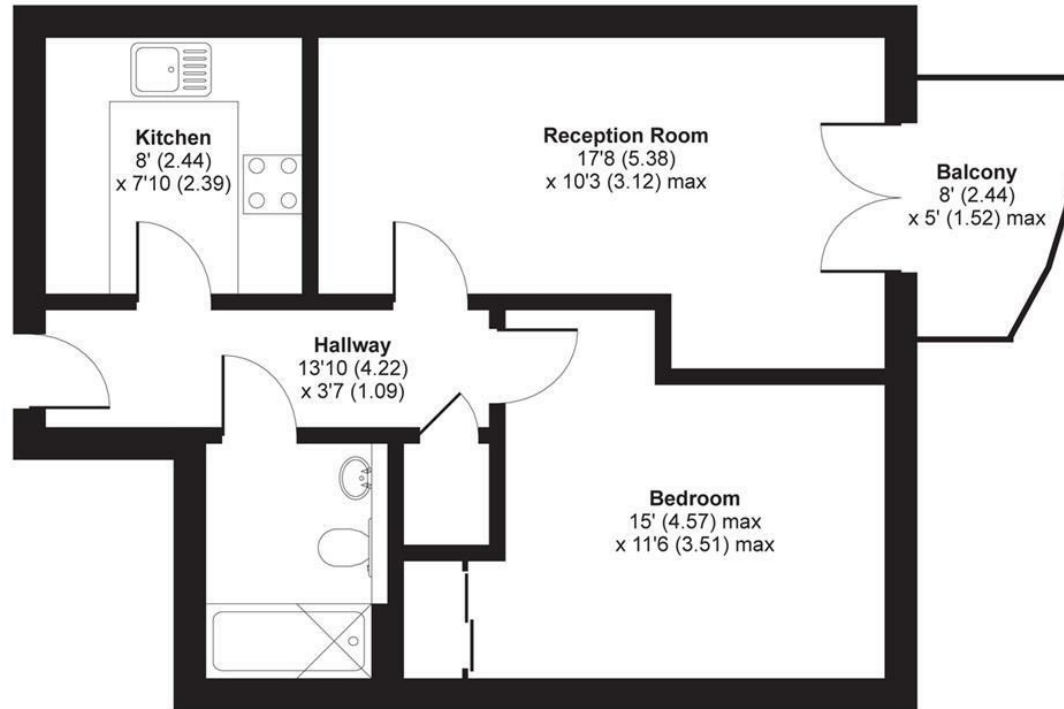
### Please Note

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.



# The Crescent, Hannover Quay, Bristol, BS1

APPROX. GROSS INTERNAL FLOOR AREA 484 SQ FT 45 SQ METRES



**SECOND FLOOR**

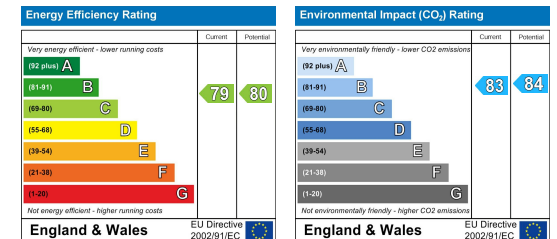
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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