



Hotwell Road, Hotwells | Guide Price £365,000



# 135d Hotwell Road

Hotwells, Bristol, BS8 4RU.

- Three double bedrooms
- Three Bathrooms
- Duplex apartment
- Just off of the harbourside
- Modern Kitchen and Bathrooms
- No onward chain

Set just off the Bristol Harbourside! Making the very best of its surroundings, this spacious duplex apartment is just a moments' walk from the iconic floating harbour and offers fantastic space with three double bedrooms and three bathrooms. Whether it's a visit to one of Cargo's many independent bars or restaurants, a Trip to the SS-Great Britain or a stroll along the harbour, this apartment offers something for everyone. Cabot Circus the hub of Bristol shopping is also just 1.5 Miles away, and Bristol University under 1 mile.

This property is offered for sale with no onward chain! A small development, there are only four apartments in the building, which was converted in 2015, all of which share a communal entrance. The apartment opens into an entrance hall with doors leading to bedroom three and the open plan living space. The living space is bright and airy with windows looking towards the Harbourside. A great entertaining space, there is a modern white high gloss kitchen with appliances, window box seating and ample space for both living and dining areas. The Living space is finished off with an original stone fireplace. Stairs lead to the lower ground floor.





Also on the hall floor is a large bedroom with its own En-suite shower room. Windows look to the rear aspect of the building whilst a door opens into a modern en-suite. The en-suite is fully tiled and fitted with a single shower, low level WC and pedestal sink.

The lower floor hall provides access to the main bedroom, bedroom two and family bathroom. The main bedroom is a fantastic sized double bedroom with windows to the rear of the building and has the benefit of an En-suite. Finished to a modern standard the en-suite is fully tiled and comprises; a double walk-in shower, low level WC, pedestal sink and chrome heated towel rail. Bedroom two is also a great sized double with a window to the rear aspect of the building and serviced by the family bathroom.

Matching the other shower rooms the family bathroom is fully tiled and fitted with a three piece suite comprising; A bath, built in sink with illuminated mirror above, low level WC and chrome heated towel rail.

#### Additional information

Lease Remainder of 999 years

Service Charge including ground rent is £50 PCM



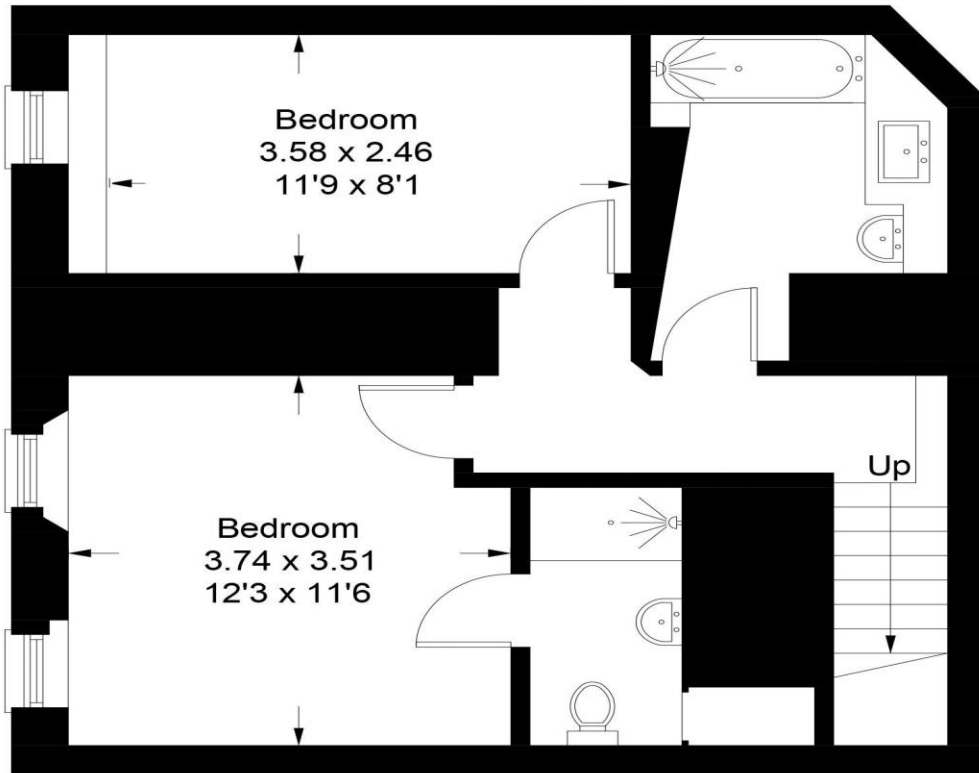
Council Tax band C

Energy Performance Certificate  
Rating C

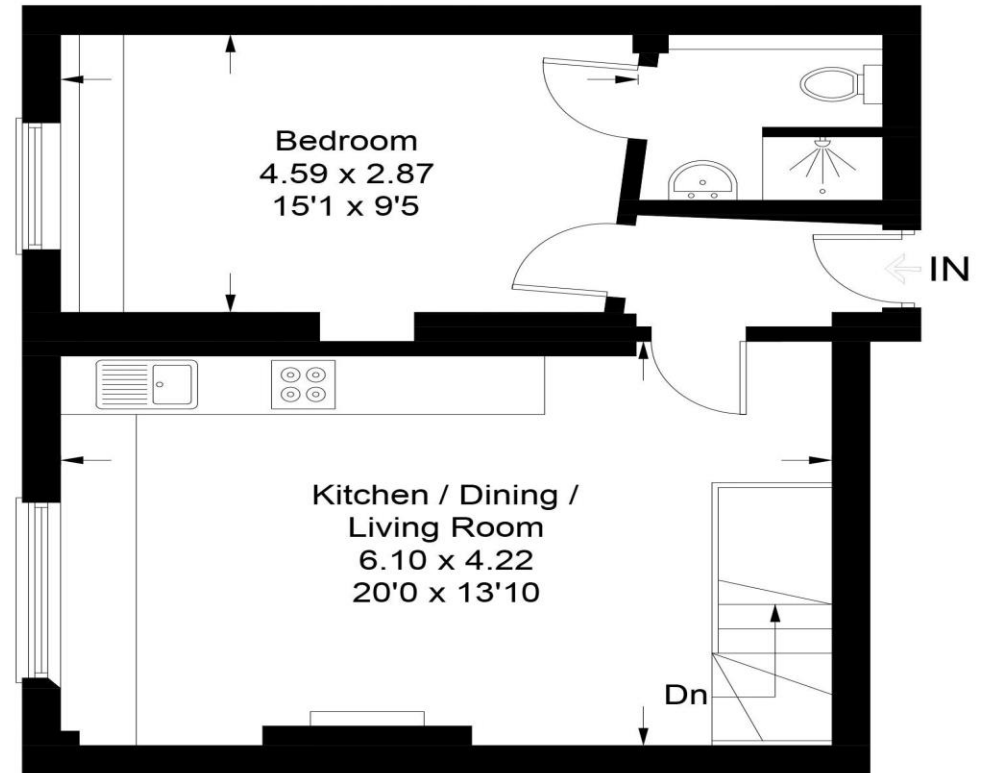


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Approximate Gross Internal Area = 96.3 sq m / 1036 sq ft



**Lower Ground Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID972547)



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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