



## Hotwell Road, Hotwells, Bristol, BS8 4SW

- No Onward Chain
- Private garden
- Parquet Flooring
- Superb Location
- EPC Band - C
- Unallocated First come, first serve parking
- Three Bedrooms
- Low running costs
- Council Tax Band A
- Leasehold

**£290,000**





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## DESCRIPTION

Hunters are thrilled to present this spacious, three bedroom ground floor apartment in the heart of Hotwells. Sitting within the Hillsborough Flats development its sure to prove perfect for anyone looking for a versatile property, complete with low running costs & a private rear garden.

Access to the flat is given by a private entrance from the courtyard there is also a telecom entry system. The living room is spacious and offers a large window & parquet flooring. The fitted kitchen comes with modern appliances and overlooks the private courtyard.

The property includes three good sized bedrooms, two of which will fit double beds, there is also a modern three piece bathroom and handy storage cupboard. The private courtyard is fully paved and neatly fenced, offering a perfect outdoor space. There is on site parking (which is provided on a first come, first serve basis) and communal gardens with a children's playground. Additional features include an on-site laundry facility, dedicated recycling and bin area, and a property manager who oversees cleaning and maintenance.

Hillsborough Flats sits in Hotwells, which gives easy access to Clifton Village, Bristols Harbourside & city centre. Its sure to prove perfect to a wide range of buyers including first-time buyers, couples & investors.

### TENURE

Leasehold

Lease term - Balance of a 185 year lease from 1995

Service charge - £904.00 per annum

Ground rent - £10.00 per annum

Council Tax Band - A

EPC Band -C - Please see below full EPC report;

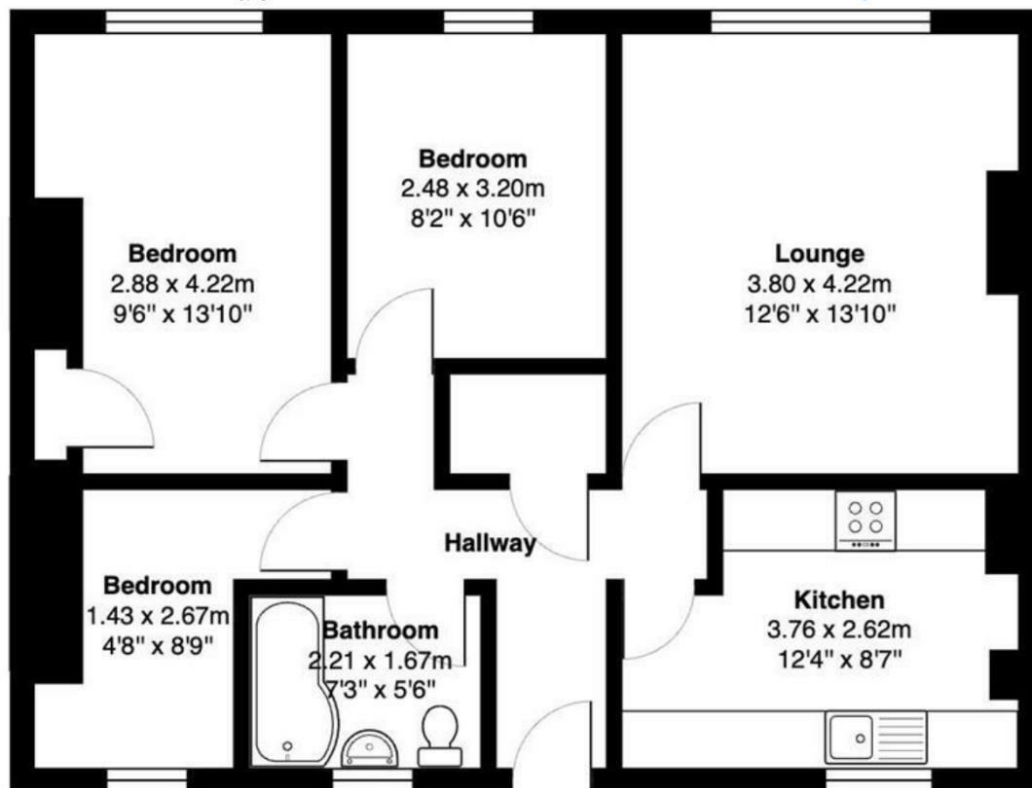
<https://find-energy-certificate.service.gov.uk/energy-certificate/2187-3020-7201-0232-7200>











Total Area: 65.0 m<sup>2</sup> ... 700 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### Viewings

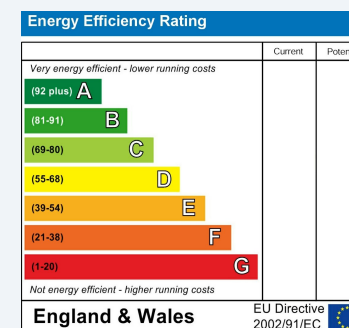
Please contact [bedminster@hunters.com](mailto:bedminster@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.