



SARAH CLARK
PROPERTY CONSULTANTS

289 |
HOTWELL ROAD, BRISTOL, BS8 4NQ

Available Now. This delightful garden apartment is in a great location, close to the waterfront, city centre and Clifton village.

The apartment has recently been painted throughout and has new carpets.

There is a lounge and separate modern kitchen containing double oven, fridge and a range of wall and base units. There are two bedrooms one double and one single.

The apartment has plenty of storage with a walk-in cupboard and external storage including a boiler room/utility room with washing machine.

The bathroom contains a white suite with shower over bath. The private rear garden has a large patio area and lawn area. This lovely property would suit a professional couple.

This property would not be suitable for 2 sharers as the single room is too small.

Council Tax Band B

EPC = C

Minimum Term = 12 months

Rent = £1400

Deposit = £1615



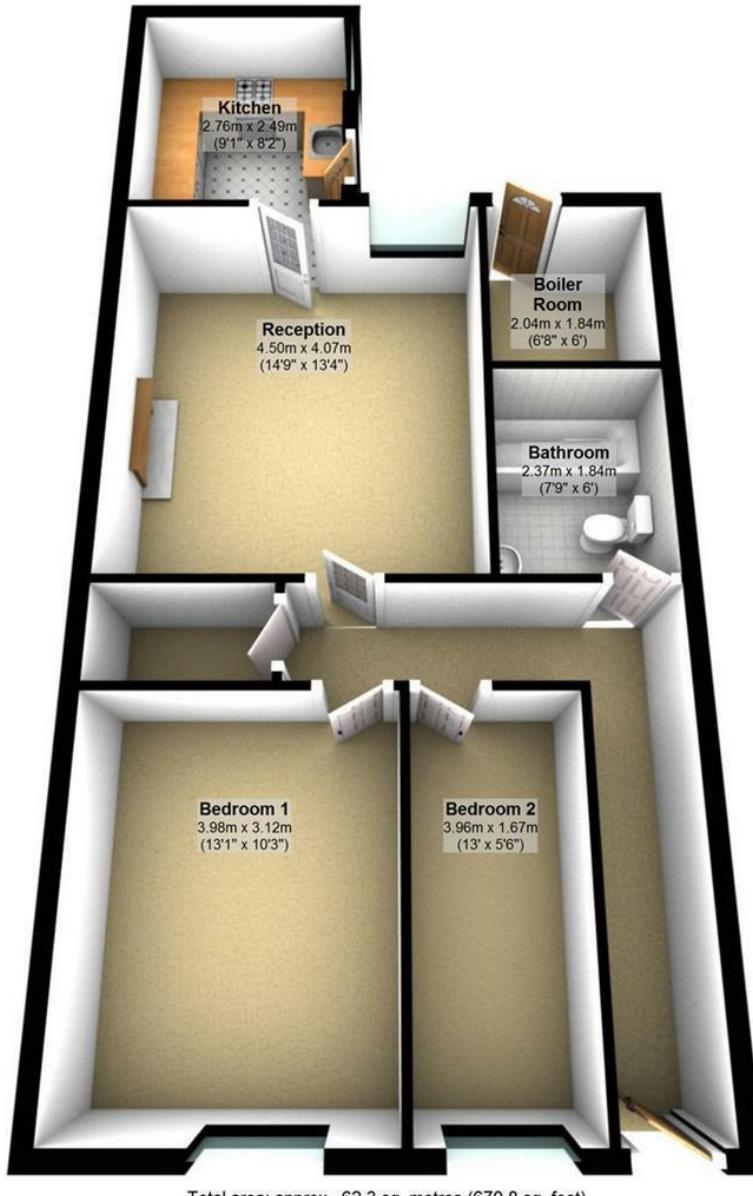
Features

- Available Now
- 1 Double Bedroom
- 1 Single Bedroom
- Modern Kitchen
- Newly Painted and New Carpet Throughout
- Utility Room
- Garden
- Sorry But No Sharers



Ground Floor

Approx. 65.2 sq. metres (701.8 sq. feet)



Total area: approx. 62.3 sq. metres (670.8 sq. feet)



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TENURE

SERVICES

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LOCAL AUTHORITY

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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