



12 POOLES WHARF, HOTWELLS ROAD, BRISTOL, BS8
£285,000 LEASEHOLD

Winkworth



HOTWELL ROAD, BRISTOL, BS8

A modern first floor flat, located in a popular development close to Harbourside | 2 bedrooms | private balcony | allocated parking space. 680 sqft. Leasehold.

A well-presented 2 bedroom flat in the sought after Pooles Wharf development, located close to Bristol's harbourside. This property is in a popular and convenient location. With no onward chain, it's an ideal opportunity for first-time buyers, downsizers, or investors.

The excellent location with easy access to amenities and transport links adds to the mass appeal of this super property. The entrance to this desirable block is through a decorative archway from Hotwell Road.

The property itself is presented to a good standard and comprises a spacious lounge/diner with private balcony, fully fitted kitchen including generous cupboard space and white goods (including dishwasher & washing machine) and ample storage throughout including 3 walk in cupboards from the hallway. There are two double bedrooms, a good-sized bathroom with a recently fitted suite and new flooring throughout.

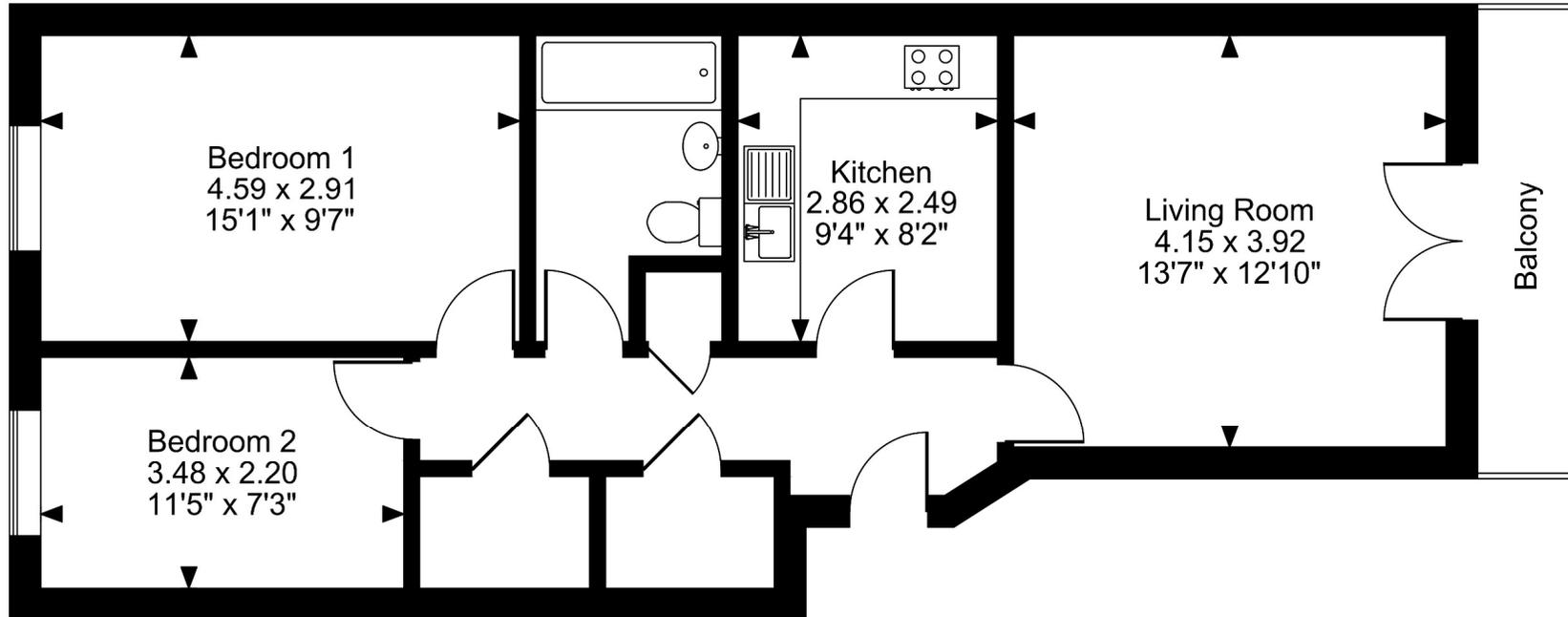
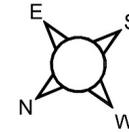
The south-facing balcony provides a seamless blend of indoor and outdoor living, offering valuable private outdoor space.

Allocated parking space
Leasehold Property
Service Charge: £109 p/m
Broadband - average speed available
Council Tax: Band c £2,296 2024-2025.





Pooles Wharf, Hotwell Road, Bristol
Approximate Gross Internal Area
680 Sq Ft/63 Sq M
Balcony external area = 45 Sq Ft/4 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8646603/SS

Bishopston | 01179 838383 | bishopston@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Winkworth