



HOPEWELL  
SALES

£285,000 Leasehold



Hope Quay, The Gateway, Bristol BS1  
6ZH



## PROPERTY DESCRIPTION

### The Property-

Hope Quay is a fantastic one bedroom ground floor flat offering Harbourside & City living. The bright and airy open plan living/kitchen room offers an abundance of space with engineered oak flooring throughout. The exquisitely finished kitchen comes with fridge/freezer, dish washer and electric oven with induction hobs. There is also utility storage. The immaculately finished bathroom comes with shower over bath, WC, sink and heated towel rail further benefitting with tiled flooring and partially tiled walls. The bedroom is very generous in size with built in wardrobes. The hallway provides access to all rooms and has extra storage housing the boiler system and washing machine. Well maintained throughout with only one previous owner from new.

### Location-

Occupying a fabulous location within the vibrant and buzzing Wapping Wharf, which is home to some of Bristol's best bars and restaurants. Offering great access to the City as well as everything that the Harbourside has to offer. Ideal opportunity for anyone looking to be within walking distance to all Bristol has to offer.

### Hopewell-

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## FEATURES

- Harbourside & City Centre Living
- Immaculately Presented Throughout
- Chain Free
- One Bedroom Ground Floor Apartment
- Local Bars & Restaurants
- Fully Integrated Kitchen
- Ideal For Investment Or Owner Occupier
- Gas Central Heating



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



## ROOM DESCRIPTIONS

**Hallway**

**Kitchen/Living/Dining**

6.5m x 4.6m (21'4 x 15'0)

**Bedroom**

3.2m x 3.1m (10'3 x 10'2)

**Bathroom**

2.28m x 1.95m (7'6 x 6'5)



# FLOORPLAN

## HOPE QUAY ONE BED TYPE 14M PLOT D601.04 FLOOR 1

TOTAL AREA  
50.4M<sup>2</sup>  
543FT<sup>2</sup>

KITCHEN/LIVING/DINING  
6,505 X 4,573MM  
21'4" X 15'0"

BEDROOM  
3,132 X 3,101MM  
10'3" X 10'2"

C Cupboard  
WD Washer Dryer  
W Wardrobe  
Ba Bathroom

