



Flat F, 4 Albermarle Row, Hotwells, Bristol, BS8 4LY

Asking Price: £285,000



- Historic Georgian Grade II* listed terrace
- Well-proportioned accommodation
- Period features
- 4 piece bathroom suite
- Sociable open plan living/dining room and kitchen
- Prime, sought after location
- Flooded with lots of natural light through large sash windows



Flat F, 4 Albermarle Row, Hotwells, Bristol, BS8 4LY

A charming one double bedroom first-floor apartment within the historic Albermarle Row, Hotwells, offering a rare opportunity to live within one of Bristol's finest Grade II* listed Georgian terraces.

Ideally positioned in Hotwells, the property is within easy reach of the Harbourside, Clifton Village and the city centre, whilst enjoying the unique surroundings of one of Bristol's most historic residential addresses.

Description:

Flat F, No. 4 Albermarle Row occupies the first floor of this impressive historic building and offers well-proportioned accommodation. The property combines the character and architectural significance of this much-admired Georgian terrace with high ceilings, sash windows and moulded cornices.

Ideally positioned in Hotwells, the property is within easy reach of the Harbourside, Clifton Village and the city centre, whilst enjoying the unique surroundings of one of Bristol's most historic residential addresses.

The communal areas have recently been refurbished, creating a welcoming and attractive entrance to the building. The communal rear garden is also beautifully maintained, providing a peaceful and tranquil space in which to relax and unwind.

The apartment was originally arranged with a hallway leading from the kitchen through to the bathroom, separating the bedroom from the bathroom, as illustrated on the floorplan marked 'Previous Layout'. For buyers wishing to reinstate this

arrangement, this could potentially be achieved with relative ease, although the current layout has been thoughtfully designed to maximise the available and usable space.

Entrance Hall:

The front door opens into the entrance lobby where you will find the electric meters. Glazed door through to a welcoming reception hallway, providing access to the staircase rising to the first floor and a glazed door opening onto the rear garden.

First Floor Landing:

A personal door (recently installed compliant with fire reg's) opens into the reception hallway of the flat.

Reception Hallway:

The reception hallway features a radiator, security entry phone, doors to the living/dining room and bedroom, and an archway opening into the kitchen.

Living/Dining Room:

A lovely bright and characterful room featuring two sash windows with shutters to the front aspect, two radiators and an ornate Victorian-style

fireplace with marble surround.

Additional period features include half-height panelled walls, exposed floorboards and moulded corners. We understand that the fireplace could be used as a working fire, however, the chimney and flue would need to be checked/swept beforehand.

Kitchen:

Partially open to the living/dining room, the kitchen creates a sociable and practical space. Fitted with wooden work surfaces incorporating an inset Belfast sink, there is space for a cooker, fridge/freezer and washing machine. A dresser-style wall-mounted glazed cabinet and matching dresser base provide useful storage.

Bedroom:

A generous double bedroom with a sash window overlooking the rear aspect, radiator and hatch providing access to useful storage space above the reception hallway. Door leading to the bathroom.

Bathroom:

Fitted with an obscure-glazed window to the rear aspect, panelled bath, low-

level WC and vanity unit incorporating an inset wash hand basin with cupboards beneath. There is also a tiled shower cubicle and airing cupboard housing the gas combination boiler. Part-tiled walls complete the room.

Communal Rear Garden:

To the rear of the property is an attractive and well-maintained communal garden, featuring paved areas and seating spaces. There is also access to a communal bike store and bin store.

Parking:

Residents' permit parking is available on the street to the front of the property.

Material Information:

Leasehold held on a 999 year lease from 15/9/1981 with a share of the freehold.

Current Service charge is £182.49 a month.

Council Tax Band B which for the current year 2026/2027 is £2,110.64





VIEWING ARRANGEMENTS:

By appointment with Westcoast Properties

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E-mail: infobishopston@westcoastproperties.uk.com

websites including www.westcoastproperties.uk.com, www.onthemarket.com and www.rightmove.co.uk

PLEASE GIVE US AS MUCH NOTICE AS POSSIBLE FOR WEEKEND VIEWINGS TO AVOID DISAPPOINTMENT.

PLEASE NOTE:

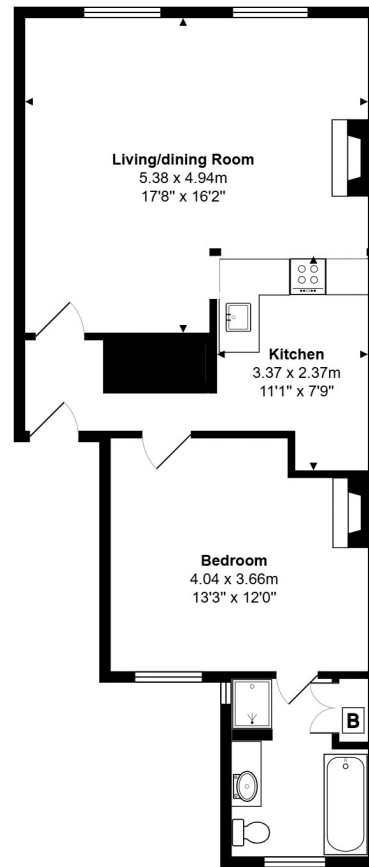
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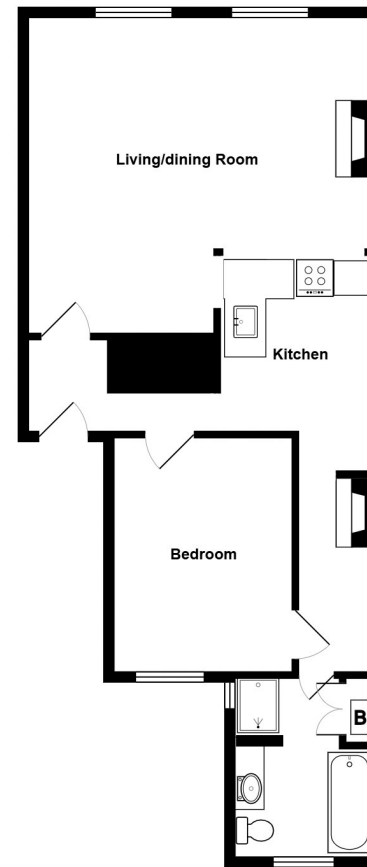
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or to fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References 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 in photographs are not included unless specifically mention 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.





First Floor



Previous Layout

Total Area: 54.6 m² ... 587 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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