



**SARAH CLARK**  
PROPERTY CONSULTANTS

22 HOPE COURT |  
CANADA WAY, BRISTOL, BS1 6XU



This is a lovely two bedroom first floor apartment which is set in the popular Baltic Wharf development. In a great location just a few minutes walk to the waterfront. A fantastic opportunity for first time buyers, or if you are looking at downsizing this is a peaceful and well-kept development.

The apartment has its own entrance which leads to stairs to the first floor. The accommodation consists of a nice size lounge with Juliet balcony facing towards the waterfront - a glimpse of which can be had through the arch walkway. The kitchen also faces towards the waterfront and is equipped with a range of wall and base units, space for electric oven, washing machine and fridge/freezer.

The bedrooms are facing into the development and are both double in size and light and bright. The bathroom has a white suite with bath with shower over.

Outside there is an allocated parking space for one car and residents can enjoy use of the well tended communal gardens and walkways.

This is a great location providing easy access to the City Centre and Temple Meads with a stop close by for the MetroBus. A short walk along the pretty Harbourside will bring you to the SS Great Britain and floating harbour and then along to Wapping Wharf with its many cafes and restaurants.

Leasehold - Remainder of 999 years from 1985

Service Charge - £1200 pa

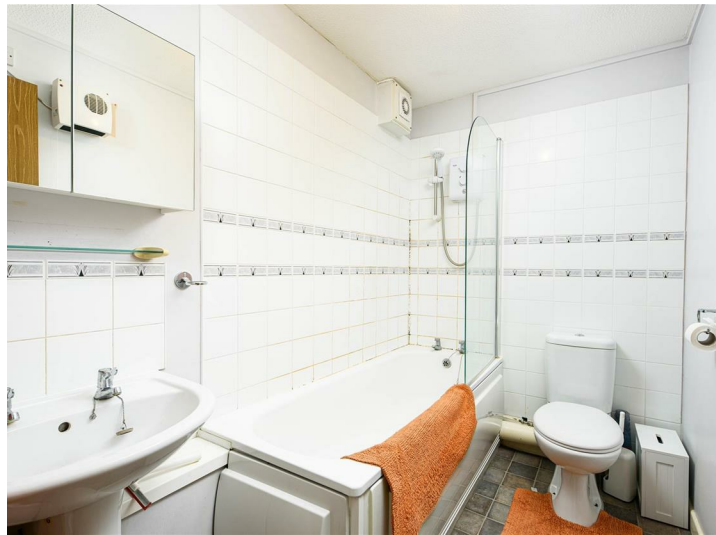
No Ground Rent

Council Tax Band = C

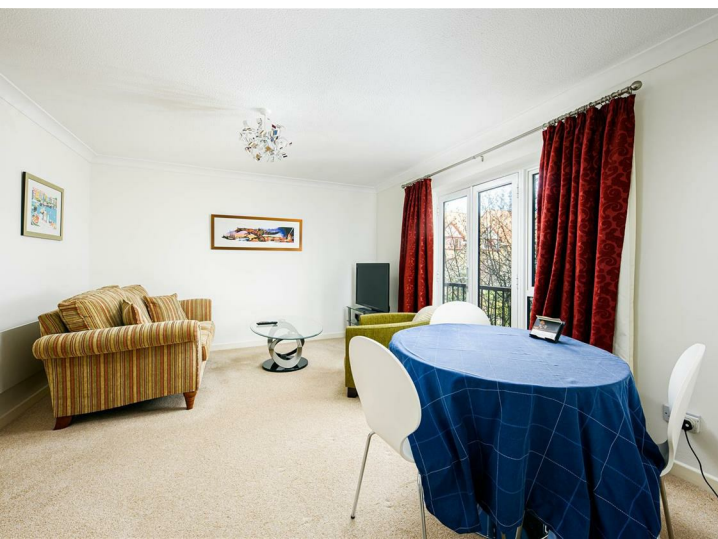


## Features

- No Chain
- Two Double Bedrooms
- Harbourside Location
- Allocated Parking Space







## TENURE LEASEHOLD

22 Hope Court



Ground Floor  
Area: 1.9 m<sup>2</sup> ... 21 ft<sup>2</sup>

First Floor  
Area: 52.0 m<sup>2</sup> ... 559 ft<sup>2</sup>

Total Area: 53.9 m<sup>2</sup> ... 580 ft<sup>2</sup>

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.  
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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		76	84
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(29-34) E			
(21-28) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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.