



SARAH CLARK
PROPERTY CONSULTANTS

FIRST FLOOR FLAT, 295 |
HOTWELL ROAD, HOTWELLS, BS8 4NQ

Available 2nd September 2025. Situated in the heart of Hotwells, this well-presented two bedroom apartment offers modern living in a highly sought-after location. Just a short stroll from Bristol Harbourside, the City Centre, and Clifton Village, the property is perfectly placed for access to local shops, restaurants, and excellent transport links.

Inside, the accommodation includes a bright lounge with a decorative fireplace and useful storage cupboard, a contemporary kitchen fitted with a gas hob, electric oven, washing machine, fridge/freezer, and a range of wall and base units providing ample storage. There are two bedrooms – one generous double and a smaller double – along with a modern bathroom complete with bath with shower over, WC and basin.

This property offers a fantastic opportunity to enjoy city living with everything on your doorstep, making it an ideal home for a professional couple or two sharers.

Unfurnished
Rent = £1600 pcm
Deposit = £1846
EPC = D
Council Tax = B



Features

- Available 2nd September 2025
- Two Bedrooms
- Modern fully equipped kitchen
- Spacious Lounge
- Bathroom with bath and shower over
- Excellent Location





TENURE

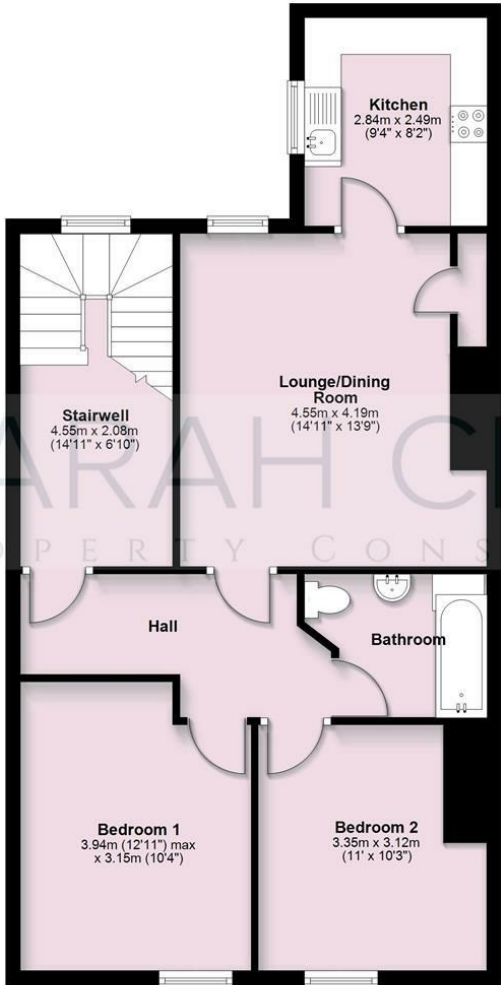
SERVICES

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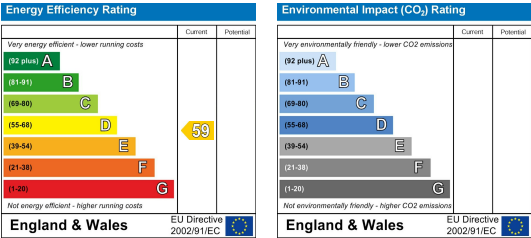
LOCAL AUTHORITY

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First Floor
Approx. 71.4 sq. metres (768.7 sq. feet)



Total area: approx. 71.4 sq. metres (768.7 sq. feet)



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.