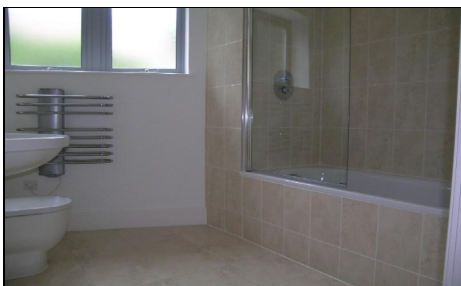


**Harbour's Edge is a unique development of two warehouses converted into 24 contemporary one and two bedroom apartments with fabulous views towards the SS Great Britain.**



## Harbours Edge

Bristol

2 bedroom apartments

**Price £ 249,500**

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## SITUATION

Situated on the fashionable Hotwell Road, the development capitalises on the best of Bristol's nautical heritage. The area is atmospheric, featuring cobbled streets and was known in the times past for being the entrance to Bristol's floating dock. Today, it is a sought-after location, within easy reach of the city centre and close to local amenities.

As the name suggests, Harbour's Edge is just off the water, putting you within a stone's throw of the bustling waterway and affording you fabulous views towards the SS Great Britain. Unlike some of the larger schemes, living at Harbour's Edge will give you a sense of individuality, a home full of character and the chance to recognise your neighbours - all things you simply don't get in a big new-build development.

Living at Harbour's Edge lets you enjoy everything the vibrant city of Bristol has to offer, with easy access to both your local area and further afield.

The Hotwells part of the city has seen vast investment and improvement over recent years and now has all the amenities you need on your doorstep. For socialising and relaxing you have a wide choice of cafes, restaurants and bars, many of which are close to the water and have a distinctly nautical theme, in keeping with the history of the area. On a practical note, there are also supermarkets and stylish shops within a short walk. For example, you can easily reach both Broadmead and Clifton Village on foot - ideal when you want to find those finishing touches to decorate your new apartment.

Being so close to the city centre makes it easy to get to and fro at any time of the day. For maximum convenience, there is a frequent ferry service only a moment's walk from your front door, and there are good cycle routes too.

Venturing further afield is equally effortless as Bristol has good road, rail and air links and the city is well connected by motorways in all directions. The A4 takes you to the M5 which runs north to Birmingham and beyond, and south west towards Cornwall. The M32 gives you fast access to the M4, which takes you westbound into Wales or east to London. For rail travel, Temple Meads station is just over a mile away and offers regular, fast services to London, Birmingham and Plymouth. Bristol Airport is about eight miles south and is well served by flights to British and European destinations.

## DESCRIPTION

Two buildings make up the Harbour's Edge development - one warehouse style from the early 1900s and the adjacent commercial building.

The scheme encompasses the upper three floors of both buildings as the ground floor of the development is designated for commercial use. This means many of the apartments have great views across to Clifton's picturesque hillside, the Cabot tower and Bristol Cathedral.

## ACCOMMODATION

As you would expect in a sophisticated development such as Harbour's Edge there is a high level of specification throughout every apartment.

At the heart of your home is a tasteful Pepper kitchen with built-in AEG oven and hob, topped off by a stylish chrome/glass extractor hood. There is also an integrated fridge freezer, built-in dishwasher and a washing machine tucked neatly inside a cupboard, complemented by a stainless steel sink and drainer. The kitchen walls and floors are covered in stylish ceramic tiles, while the dark work surfaces add an elegant finishing touch. Clean lines, plenty of storage space and durable finishes will ensure this is a place you'll enjoy cooking in for years to come.

The luxurious bathrooms are equally well appointed, with Luna sanitary ware and santa crema ceramic wall and floor tiling throughout. A shower is provided over the bath in the principal bathroom while glass-fronted showers form a main feature of the en suite shower room. Chrome Luna mixer taps and shower fittings finish off the uncluttered styling. To ensure your apartment is always at a temperature that suits you, electric panel heaters have a centrally controlled wireless static thermostat while emersion heaters provide hot water around the clock.

Outside there are attractive communal gardens, perfect for relaxing in, as well as secure parking for bikes and serviced postboxes. Importantly, your apartment also comes with the extra reassurance of a ten year Zurich warranty, yet another advantage of making your home at Harbour's Edge.

Overall, the specification at Harbour's Edge is hard to beat and certainly compares favourably with other developments that have stunted on the finishing touches.

Apartments have been carefully thought through to maximise the feeling of light and space, and, wherever possible, sightlines have been exploited to open up views from within the living spaces. Smooth plaster finishes on interior walls and ceilings create a blank canvas for you to express your personal interior design preferences.

Modern fixtures and fittings, such as wood effect doors, brushed stainless steel door handles and white skirtings, carry the stylish look through each apartment. Carpets and floor coverings and recessed lighting in the kitchens and bathrooms are all included in the price of your home. The Juliette balcony and French doors create the sleek and contemporary feel you'd expect to see in a conversation of this calibre.

## GENERAL INFORMATION

**SERVICES** All mains services connected

**LOCAL AUTHORITY** Bristol City Council

**OUTGOINGS** Subject to council tax and maintenance charges

## VIEWING

Strictly by appointment with Savills.

## IMPORTANT NOTICE

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