



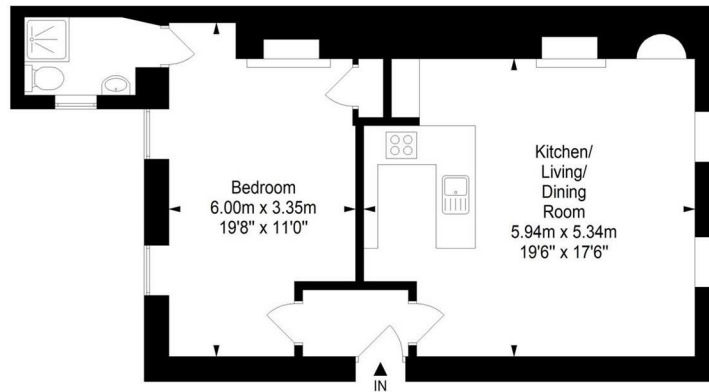
Flat 3, 9 Dowry Square, Bristol, BS8 4SH

£340,000

- Georgian Period Property
- Ground Floor Apartment
- Courtyard Garden
- Gas Centrally Heated
- Good Access to City Centre and Bristol Harbourside
- One Double Bedroom
- Original Period Features
- Access to Private Residents Garden Square
- No Chain

## Dowry Square

Approximate Gross Internal Area = 57.2 sq m/ 615.7 sq ft



This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.  
All Efforts have been made to ensure its accuracy at time of print

## THE PROPERTY

NEXA Bristol are delighted to offer for sale this striking Georgian home , situated in a leafy Bristol square This is a substantial ground floor apartment offering an abundance of character and period features in a premium Hotwells location. Offered for sale with No Onward Chain

Hotwells is a historic part of Bristol whose name derives from the hot springs which bubble up through the rocks of the Avon Gorge underneath the Clifton Suspension Bridge and features many beautiful Georgian listed buildings. A short five minute walk up the hill is Clifton Village, with its highly-regarded restaurants, and independent shops. New restaurants and cafe's such as Kibou and Foliage Cafe strike a pleasant contrast to the well established and ever popular Coronation Tap, Portcullis Pub, and beautiful views of the Avon Gorge Hotel. Hotwells is also conveniently located close to Bristol City Centre and the rapidly expanding Bristol Harbourside which has attracted a number of large employers. For those looking for a day out South of the river, North Street is a 20 minute walk across the impressive Greville Smyth Park and offers many independent bars and restaurants and is well known for its wealth of Street Art.

This spacious one bedroom apartment is located on the ground floor of an impressive Georgian Grade II listed building. As you enter the flat you are faced with the double bedroom with a working fireplace to the rear of the property which overlooks and provides access to the private residents courtyard garden. Off the bedroom leads to a nicely presented en-suite three piece shower room There is a large reception room with high ceilings and sliding sash windows and working fireplace to the front of the building which have views over the private residents garden square; a beautifully restored and reclaimed kitchen, dining area which offers plenty of entertaining space, Residents of this building benefit from access to a peaceful and well maintained communal garden.

## SITUATION

## Directions

Unit 28, Cargo2 Museum Street, Bristol, BS1 6ZA

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