

A SELECTION OF INDIVIDUAL TWO AND THREE BEDROOM APARTMENTS SET OVER 3 FLOORS

FOR SALE *exclusively through* Hollis Morgan

 **PROSPECT**
COURT



...a high quality development of nine new apartments in the heart of the city



A SELECTION OF INDIVIDUAL TWO AND THREE BEDROOM APARTMENTS SET OVER 3 FLOORS



Prospect Court is a stylish purpose built development of just nine 2 and 3 bedroom, apartments arranged over three floors designed to blend with the existing period properties.

Prospect Court is in a prime elevated position. The ground floor apartments have the advantage of private gardens to the rear, whilst the upper floors enjoy views over the Bristol cityscape to the open countryside beyond. This landmark building will, obviously, enjoy the ambiance of period living together with all the benefits of a modern development, including smart communal entrances and stairways, landscaped gardens and bike stores. As new buildings are extremely rare in the central areas we anticipate that this exclusive development will appeal to a wide range of buyers from those requiring their first home, academic staff and students at the university, hospital and central city employees as well as investors, all of whom will appreciate the benefits of this central location with its proximity to employment, shopping and leisure facilities.

PROSPECT
COURT





our stylishly appointed show apartment is available to view by appointment now



PROSPECT COURT

specification

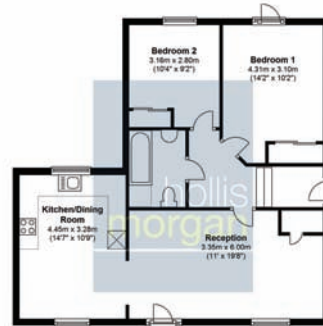
The Development has extremely high Energy Ratings (please refer to individual Energy Performance Certificates), with double glazed powder-coated aluminium-framed windows and roof lights, A-Rated gas combination boilers and heating system, contemporary fitted kitchens with granite worktops and stylish quarry floor tiles in the bathroom and kitchens – all covered by a 10 year NHBC home warranty.

tenure

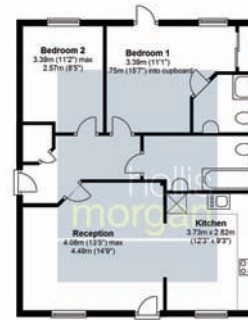
Leasehold – 999 years.

4

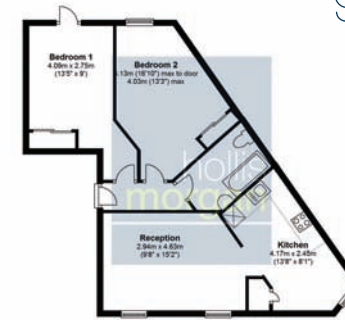
NUMBER *one*



NUMBER *two*



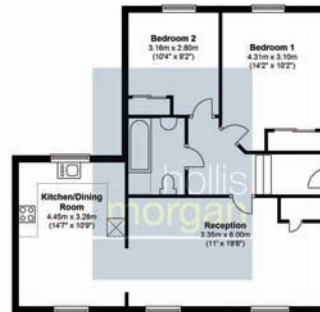
NUMBER *three*



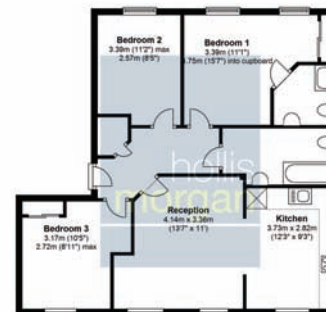
ground floor

FLAT 1	67.3m ² /724.2ft ²
FLAT 2	68.8m ² /739.1ft ²
FLAT 3	58.3m ² /627.4ft ²

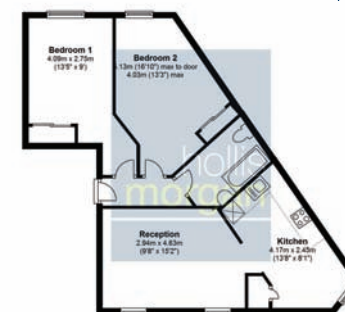
NUMBER *four*



NUMBER *five*



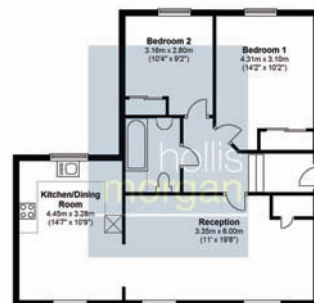
NUMBER *six*



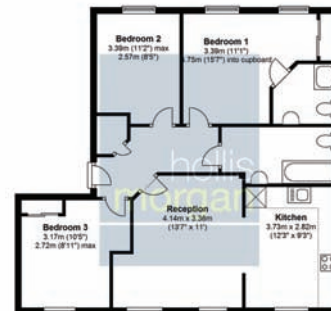
first floor

FLAT 4	67.3m ² /724.2ft ²
FLAT 5	70.5m ² /758.5ft ²
FLAT 6	58.3m ² /627.4ft ²

NUMBER *seven*



NUMBER *eight*



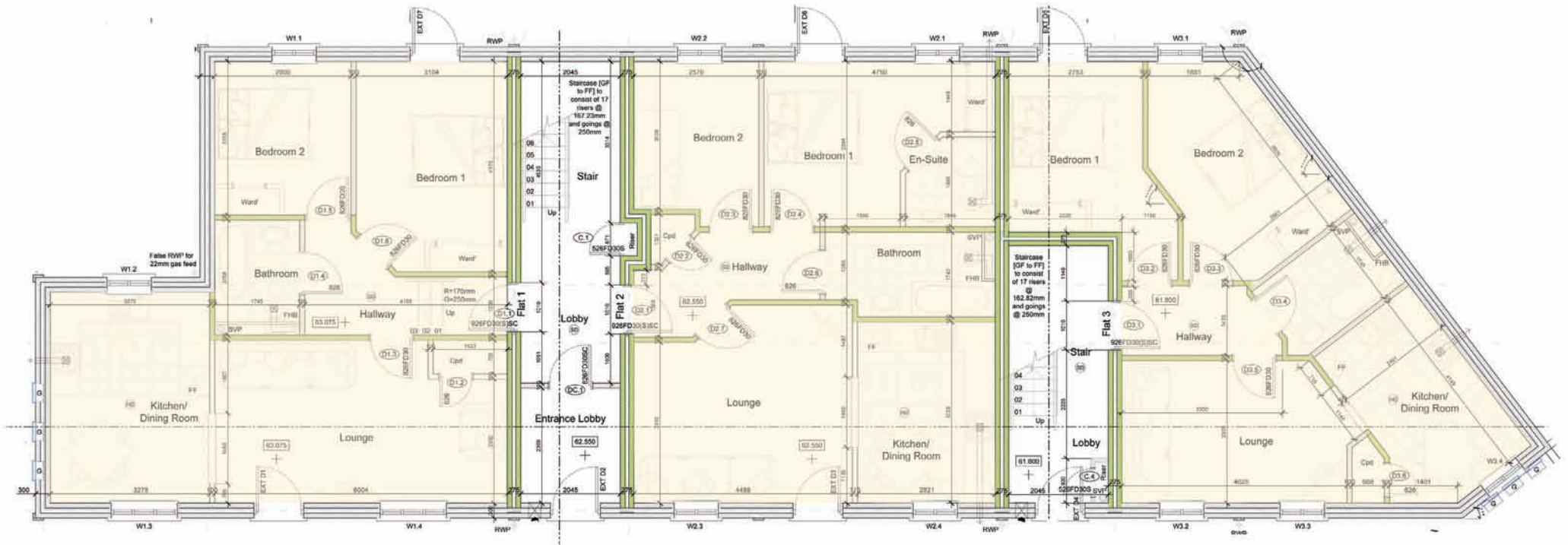
NUMBER *nine*



second floor

FLAT 7	67.3m ² /724.2ft ²
FLAT 8	70.5m ² /758.5ft ²
FLAT 9	58.3m ² /627.4ft ²

ground floor plan

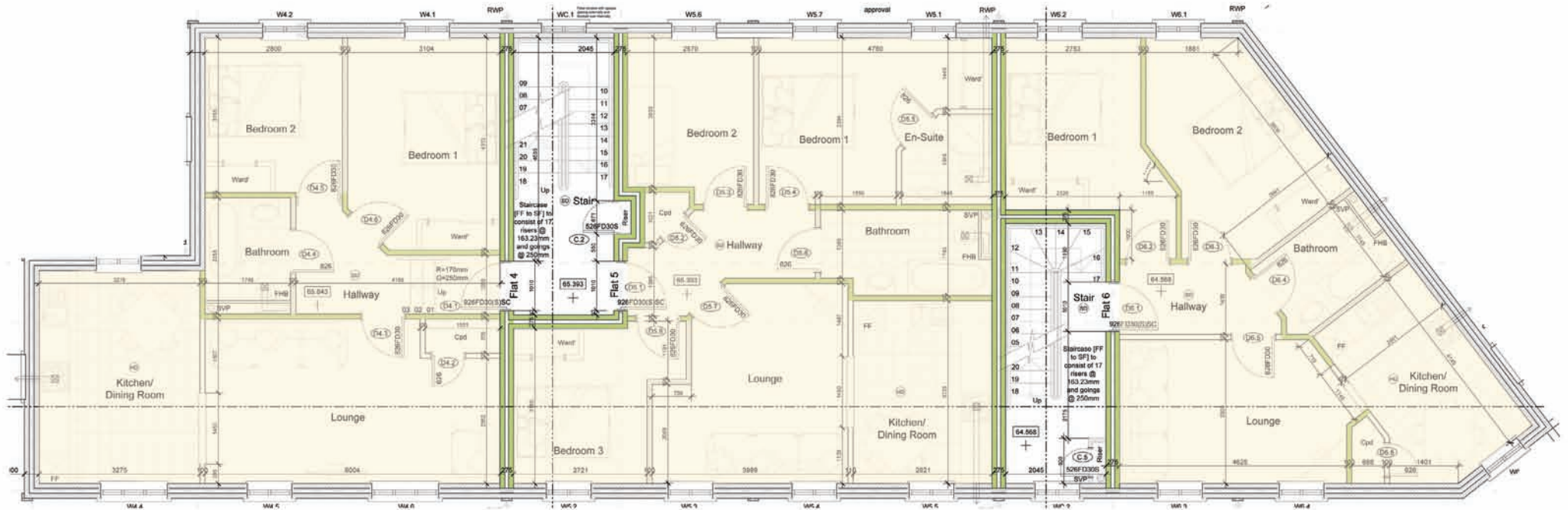


Prospect Court is a landmark development of new, purpose built, stylish 2 and 3 bedroom apartments located in a prime elevated position within the environs of Bristol University, The Bristol Royal Infirmary and within a few minutes' walk of the City Centre.

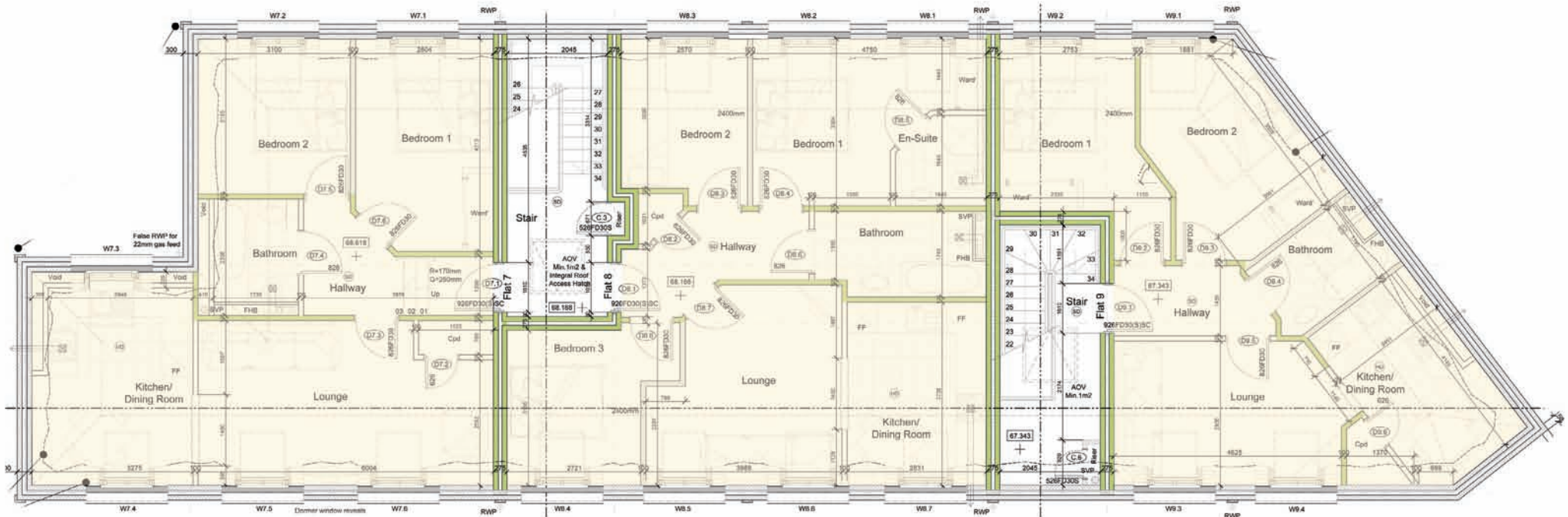


first floor plan

6



second floor plan



...a selection of individual two and three bedroom apartments set over 3 floors...





*high standard of finish throughout...
with top-quality, contemporary fittings*



*...an ideal location with
stunning views over the city*



how to reserve an apartment

In order to reserve an apartment a non-refundable deposit of £1,000 will have to be submitted to our clients' solicitor together with proof of funds. A 10% deposit will be required upon exchange with the remainder payable upon completion.

location

Prospect Court is located in the highly desirable residential suburb of Cotham which is ideally positioned for access to Bristol University (0.2 miles) and the Bristol Royal Infirmary (0.1 miles) whilst the City Centre (0.4 miles) is accessed via the historic Christmas Steps, and offers a wide range of pubs, restaurants and shopping facilities including the recently developed Cabot Shopping Centre with its comprehensive range of high quality stores and individual shops. Further recreational and evening entertainment can be found in the Harbourside District.

Clifton with its eclectic choice of independent bars, pubs and restaurants is easily accessible (0.9 miles), whilst more local shopping is available on St Michaels Hill including a newly refurbished Co-op. Bristol Bus Station (0.4 miles) and Bristol Temple Meads (1.9 miles) offer excellent public transport whilst the M32 (1.3 miles) provides access to the regional motorway network.

timescale

The development is currently in construction and we anticipate buyers will be able to move in from February 2015.

management company

Monthly fees ranging from £82_{PCM}-£99_{PCM} dependant on flat size and a ground rent of £250 per annum.

Bloq Management Services Limited



rental appraisal

Expert local rental agents have valued the rental income to be:

FLAT 1	£1000-1100 _{PCM}
FLAT 2	£1000-1100 _{PCM}
FLAT 3	£950-1050 _{PCM}
FLAT 4	£1000-1100 _{PCM}
FLAT 5	£1200-1300 _{PCM}
FLAT 6	£950-1050 _{PCM}
FLAT 7	£1000-1100 _{PCM}
FLAT 8	£1200-1300 _{PCM}
FLAT 9	£950-1050 _{PCM}

For further information please contact Deborah Hadley at The Bristol Residential Lettings 0117 973 5237 www.bristolreslet.com



...a high quality development of nine new apartments in the heart of the city



PROSPECT COURT



A SELECTION OF INDIVIDUAL TWO AND THREE BEDROOM APARTMENTS SET OVER 3 FLOORS

FOR SALE *exclusively through* Hollis Morgan

hollis
morgan

see our website www.hollismorgan.co.uk for full property details

telephone **0117 973 6565**

9 Waterloo Street, Clifton, Bristol BS8 4BT