



17, Leading Edge 80 Hotwell Road, Hotwells, Bristol, BS8 4UJ

**GUIDE PRICE £405,000**

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## PROPERTY OVERVIEW

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Positioned on the third floor of a sought-after purpose-built development, this well-presented apartment enjoys impressive views towards the SS Great Britain and the historic harbour. Located just a short stroll from Millennium Square, the City Centre, Bristol Cathedral, and a wide range of restaurants, cafés, cultural venues, and shopping facilities, this is urban living at its best.

The apartment offers spacious and modern accommodation throughout. The open-plan living space is bright and welcoming, featuring a large sitting area with water views and a contemporary kitchen with integrated appliances, contrasting worktops, and a breakfast bar - perfect for everyday living and entertaining alike.

There are two well-proportioned double bedrooms, including a principal bedroom with built-in wardrobes and a private en-suite shower room. The second bedroom also features fitted storage and is serviced by a modern family bathroom, which includes a bath, vanity unit, and a utility cupboard with plumbing for a washing machine.

Residents benefit from a secured allocated car parking space and the building is accessed via a communal entrance with both stair and lift access.

Offered on a leasehold basis, this exceptional harbourside home combines contemporary comfort with a prime waterside location, making it ideal for professionals, investors, or those seeking a vibrant city lifestyle.

Current Service Charge: £2,614.64 per annum

Ground Rent: £150.00 per annum



## KEY DETAILS

- A Spacious & Well Presented Third Floor Purpose-Built Apartment
- 2 Bedrooms (One with En-Suite)
- Impressive Views Towards SS Great Britain
- Secured Allocated Parking
- Lift Access

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Tenure: Leasehold

Council Tax Band: D

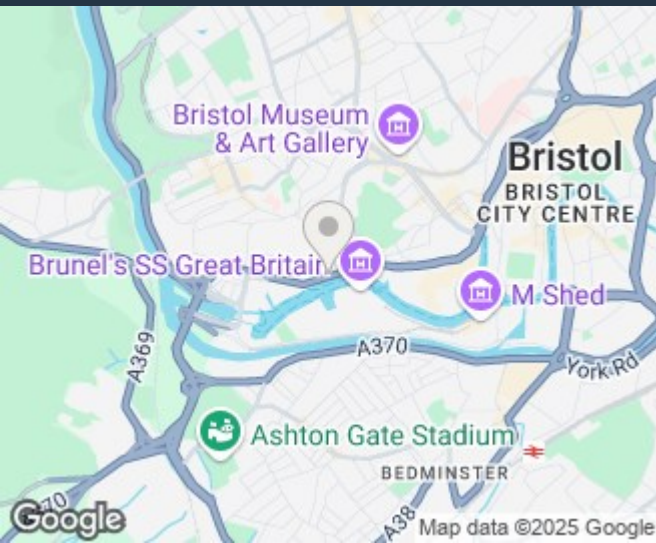
Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

EPC: C

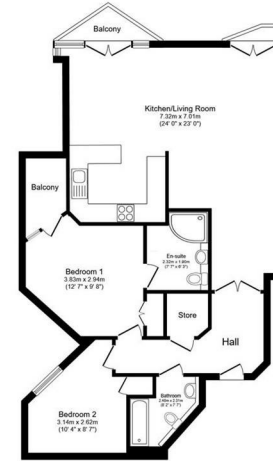
Viewing: By appointment only



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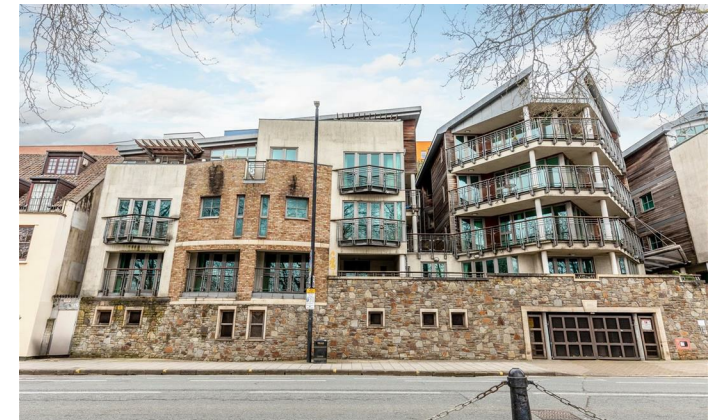
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Total floor area: 90.2 sq.m. (971 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed; they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation  
please either call, email or  
follow the QR to book online.



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