



**G R E G O R Y S**  
— E S T A T E A G E N T S —

193 The Crescent Hannover Quay  
Bristol, BS1 5JQ

**£229,950**



The Crescent is located on the fringes of Bristol's famous harbour, only a short stroll to Millennium Square, a hive of activity offering numerous cafes, bars and restaurants. This one bedroom apartment is positioned to the ground floor, providing spacious accommodation, bathed in natural light due to the floor to ceiling, south facing, windows. Access to all rooms is via the hallway where a modern fitted kitchen can be found separate to the generous lounge / diner. The bedroom is of a good sized double with a fitted wardrobe benefiting, whilst the bathroom comprises a modern three piece white suite. The Crescent offers 141 parking spaces (plus 6 disabled spaces) in an underground car park, providing parking on a first come first serve basis. Additional cheap overnight parking can be sourced via Britannia Parking opposite the the development.

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## ACCOMMODATION

### ENTRANCE

Entrance to the development via communal pedestrian only area. Entrance to the apartment via an intercom and communal doors and hallway

### HALLWAY

Entrance door from the communal entrance, wood flooring, radiator, airing cupboard housing boiler, doors to rooms

### KITCHEN 8' 2" x 7' 11" (2.50m x 2.41m)

A fitted kitchen with matching wall and base units and roll top work surfaces over, one and a half bowl sink and drainer unit with mixer taps over, tiled splash backs, integrated oven and gas hob with extractor hood over, vinyl flooring, space and plumbing for a washing machine and fridge / freezer

### LOUNGE / DINER 21' 11" x 10' 2" (6.68m x 3.09m)

(Measurements taken to the maximum points) Double glazed floor to ceiling windows overlooking the communal grounds, wood flooring, radiator

### BEDROOM 12' 8" x 11' 7" (3.85m x 3.53m)

Double glazed floor to ceiling windows overlooking the grounds, radiator, built in wardrobes

### BATHROOM 7' 6" x 6' 9" (2.28m x 2.06m)

A three piece white suite comprising a close coupled wc, wash hand basin and panelled bath with shower mixer taps over, tiled splash backs, radiator, vinyl flooring, extractor fan

### PARKING

141 parking spaces can be found to the lower level of the building. These are access via secure electric gate and are available on a first come, first serve basis. Additional overnight parking can be sourced via Britannia Parking, located opposite The Crescent at an additional cost.





# Energy Performance Certificate

Apartment 193 The Crescent, Hannover Quay, BRISTOL, BS1 5JQ

**Dwelling type:** Ground-floor flat  
**Date of assessment:** 20 January 2020  
**Date of certificate:** 20 January 2020  
**Reference number:** 8510-7629-6770-5830-5226  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 52 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

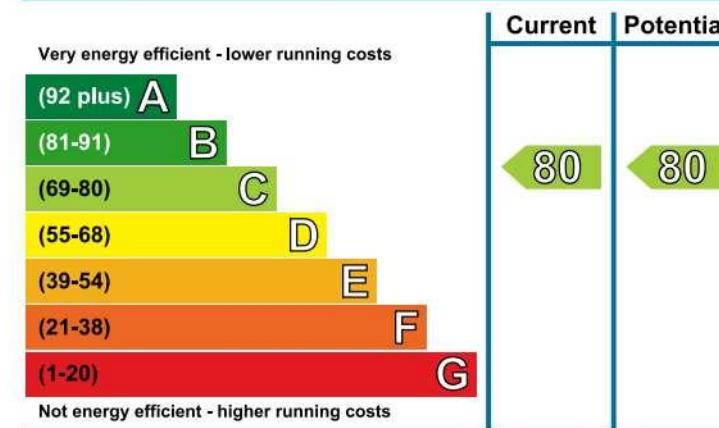
**Estimated energy costs of dwelling for 3 years: £ 1,026**

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 147 over 3 years	£ 147 over 3 years	Not applicable
Heating	£ 462 over 3 years	£ 462 over 3 years	
Hot Water	£ 417 over 3 years	£ 417 over 3 years	
<b>Totals</b>	<b>£ 1,026</b>	<b>£ 1,026</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating

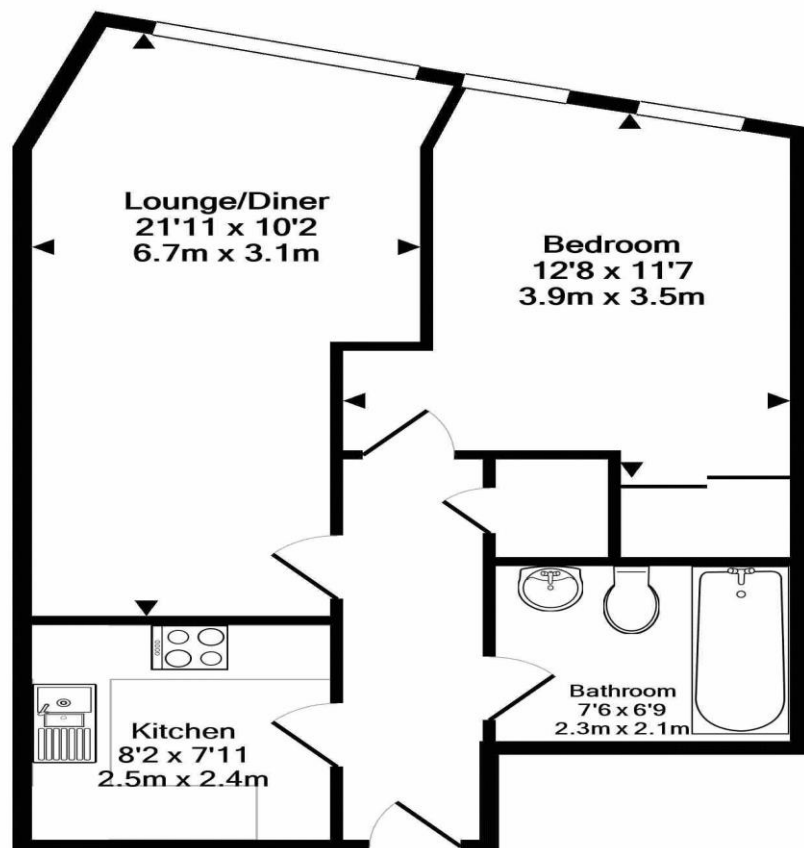


The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.



Total Approx. Floor Area 517 Sq.Ft. (48.1 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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