



GARDEN FLAT 14 HANBURY ROAD,  
CLIFTON, BS8 2EW

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GOODMAN  
& LILLEY



AN IMMACULATE GARDEN APARTMENT FORMING PART OF THIS HANDSOME PERIOD TOWNHOUSE IN SOUGHT AFTER CENTRAL CLIFTON OFFERING THE ADDED BENEFIT OF A PRIVATE REAR GARDEN AND OFF STREET PARKING. NO CHAIN.

Private Entrance

Via front of property with main entrance door to inner lobby and on into the apartment.

Living Room

A superb area with double glazed bay window to the front, cupboard housing gas boiler and opening into:

Kitchen

Modern fitted kitchen area with feature lighting, integrated appliances, work surfacing, sink unit, tiled flooring and with access to a rear lobby with doors to the bedrooms.

Bedroom 1

Double glazed window to the rear, radiator.

Bedroom 2

Double glazed door to the rear providing access to the garden, radiator.

Bathroom

A well fitted fully tiled bathroom in white with panelled bath, shower over, wash basin and low level wc.

Garden

A private west facing rear garden. Fully enclosed providing a wonderful space for a barbecue.

Parking Space

Allocated parking at the front of the building.

Further Information

999 Year lease from 2016

Works are managed by the owners so no management company or fee

Annual Ground Rent of £150

No schedule of works currently

- Two Bedroom Garden Apartment
  - No Onward Chain
  - Bathroom WC
  - Rear Courtyard Garden
- Central Clifton Location
  - Fitted Kitchen
  - Allocated Parking



GUIDE PRICE £380,000





## Floor Plan

Approx. 77.2 sq. metres (830.4 sq. feet)



Total area: approx. 77.2 sq. metres (830.4 sq. feet)

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