

estate agents **auctioneers**

**hollis
morgan**



Garden Flat, 6 Randall Road, Cliftonwood, Bristol, BS8 4TP

£285,000

Hollis Morgan - A bright and SPACIOUS lower ground GARDEN flat in the CLIFTON / CLIFTONWOOD boarders. A short walk from CLIFTON VILLAGE. Direct access to SHARED GARDEN.

- Garden Flat
- Private Entrance
- Bay Fronted
- Spacious
- Flexible Accomodation
- Fantastic Location
- Gas Central Heating
- Ideal First Time Purchase or Investment

The Property

This bright and spacious lower ground garden apartment offers flexible accommodation and is within easy walking distance to take advantage of both the amenities Clifton Village as well as the atmosphere of the harbourside.

The property is accessed via a private entrance which welcomes you into a versatile hallway complete with large utility / storage cupboard..

The garden, mainly laid to lawn, is accessed via the kitchen which offers plenty of storage space, stainless steel sink with mixer tap, gas hob & electric oven with extractor over as well as plumbing for dishwasher.

In the current arrangement, the bright and spacious bedroom is located at the front of the property and benefits from the original sash bay window. The living room is at the rear of the property and over looks the garden.

A modern shower room has recently been fitted and offers a large walk in shower cubicle with mains fed shower, WC, basin with vanity storage and heated towel rail.

Location - Cliftonwood

Cliftonwood with its brightly coloured townhouses and harbour views is amongst the most sought after locations in the City. Cliftonwood offers an alternative to nearby Clifton Village with a stronger sense of community whilst still benefiting from the excellent nearby amenities in the Village, Whiteladies Road and the Triangle with independent shops, boutiques, cafes, bars and restaurants. Brunel's Clifton Suspension Bridge provides a gateway to the Ashton Court Estate with its woodlands, mountain bike trails and walks whilst there is excellent access to the exciting Harbourside district, the City Centre and Temple Meads.

Tenure / Management Info

Leasehold. Residue of 999 years.

Management Fee: £55 pcm.

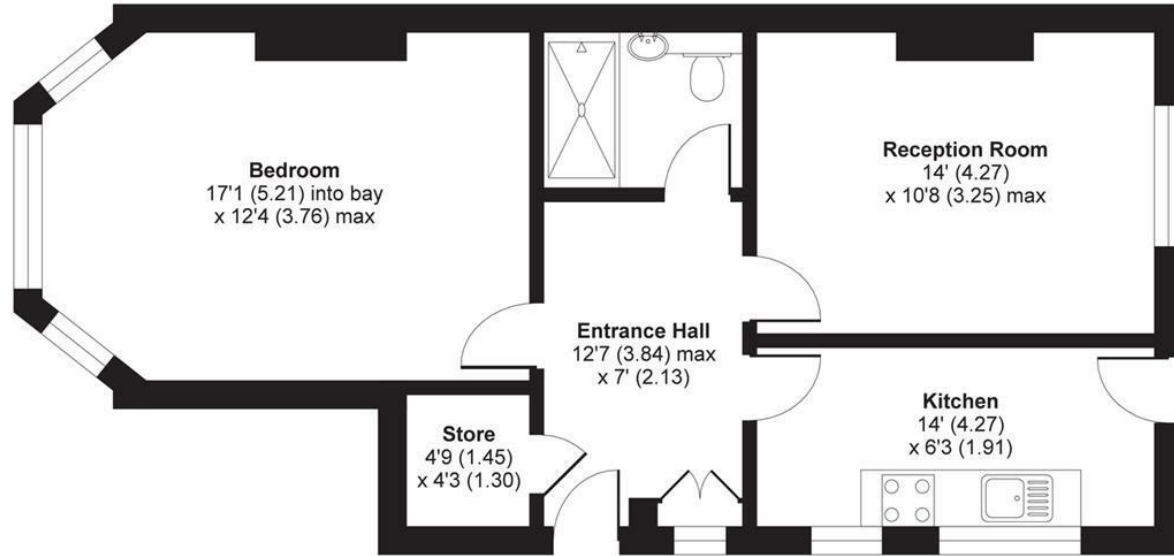
Please Note

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.



Randall Road, Bristol, BS8

APPROX. GROSS INTERNAL FLOOR AREA 608 SQ FT 56.5 SQ METRES



LOWER GROUND FLOOR

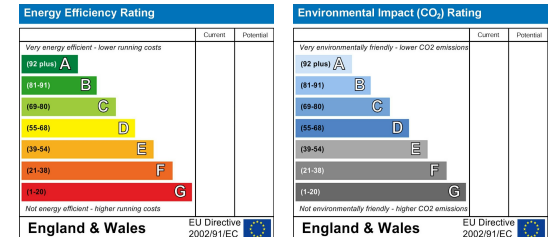
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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