



Upper Maisonette, 16 Oakfield Place, Clifton, Bristol, BS8 2BJ

£425,000

Hollis Morgan - A charming two double bedroom maisonette occupying the top floors of this attractive Georgian townhouse incredibly well located to take advantage of the range of amenities on the door step.

- Grade II Listed Georgian Townhouse
- Top Floor Maisonette
- 1,000+sq ft
- Fantastic Location
- Two Double Bedrooms
- Period Features
- Large Open Plan Kitchen/Diner
- Gas Central Heating

#### The Property

This spacious maisonette occupies the top floors of this attractive Grade II listed Georgian townhouse which not only is situated opposite the impressive and high regarded Clifton Lido, Spa & restaurant but its also within short walks of Clifton Village and Whiteladies Road.

The entrance to the flat is from the ground floor hallway and a sweeping original staircase provides access to the upper levels.

A well proportioned reception room is located at the front of the building on the first floor which showcases some ornate period features which include intricate ceiling details, a feature gas fireplace and a full height sash window which in turn provides a fantastic outlook.

Located at the rear, and taking advantage of the southerly aspect, there is a generous kitchen/diner which provides ample storage thanks to a range of matching wall and base units, laminated work surfaces, a gas hob with extractor over, oven, plumbing for washing machine as well as a 'utility cupboard' come pantry.

The top floor provides space for two good sized double bedrooms and completing the accommodation, a modern family shower room has recently been installed which offers a large walk in shower cubicle with mains fed shower, basin and WC.

#### Location

Oakfield Place is a pretty terrace of Georgian townhouses along a partly pedestrianised road directly opposite the award winning Clifton Lido Spa & restaurant.

Clifton and the surrounding areas, with its Victorian and Georgian architecture, are amongst the most sought after locations in the City. The area offers charm alongside excellent amenities with independent shops, boutiques, cafes, bars and restaurants to be found on both Whiteladies Road and Clifton Village including Clifton Down shopping Centre. The Downs offers four hundred acres of green public space whilst 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.

#### Other Information

Leasehold. Residue of 999 years  
Management Fee: Refer to agent

Council Tax Band: C

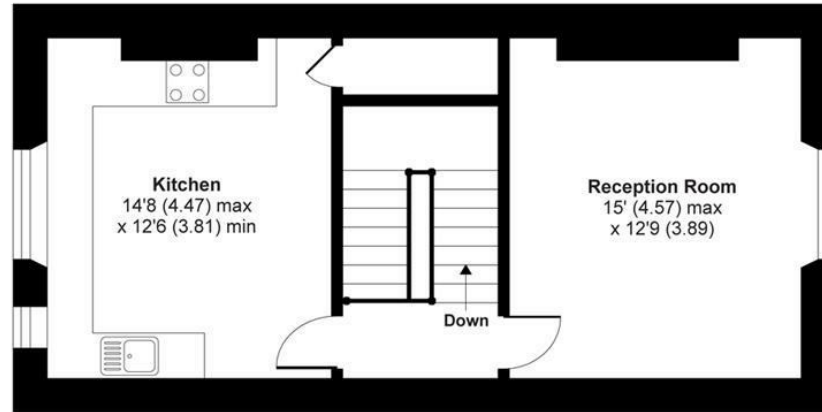
#### Please Note

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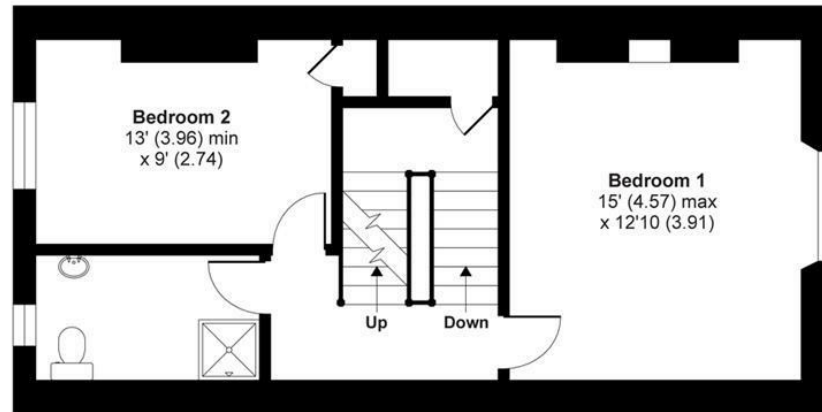


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APPROX. GROSS INTERNAL FLOOR AREA 1002 SQ FT 93 SQ METRES



SECOND FLOOR



FIRST FLOOR

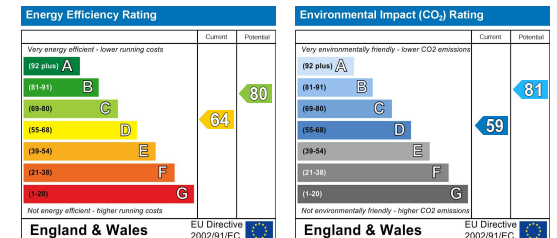
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