

estate agents **auctioneers**

**hollis  
morgan**



GFF, 14 Richmond Park Road, Clifton, Bristol, BS8 3AP

£325,000

Located on the highly sought-after Richmond Park Road in Clifton, this charming one-bedroom flat beautifully combines period character with modern convenience.

- Prime Clifton Village location
- Recently refurbished kitchen
- Modern finish throughout
- Period features
- Separate reception room
- Loft storage
- Moments from Clifton Village
- New central heating system installed in November 2022

**The Property**

This character filled hall floor period apartment features a recently refurbished kitchen, fitted with a range of base and wall-mounted cabinets and open shelving, complemented by attractive wooden worktops, providing both style and practicality. The kitchen is separate from the living room, creating a well-defined and functional living space. The bright and spacious living room is flooded with natural light through impressive sash windows, a stunning period feature that enhances the room's character. A beautiful marble fireplace serves as an elegant focal point, adding further charm to the space. The modern bathroom is fitted with a contemporary three-piece suite, including a bath with overhead shower. The well proportioned bedroom benefits from large windows with original shutters and offers ample space for a double bed alongside additional storage furniture. Further benefits include access to a useful loft storage area accessible via the bedroom, providing a valuable additional storage space rarely found in similar properties. Ideally located within easy reach of Clifton Village, local amenities, and excellent transport links, this attractive flat presents an excellent opportunity for first-time buyers, professionals, or investors.

**Location - Clifton**

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.

**Please Note**

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 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. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. 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. Please note that in some instances the photographs may have been taken using a wide angle lens.

**Other Information**

Leasehold. 999 year lease.  
Management Fee: £160 pcm  
Council Tax Band: Please refer to agent





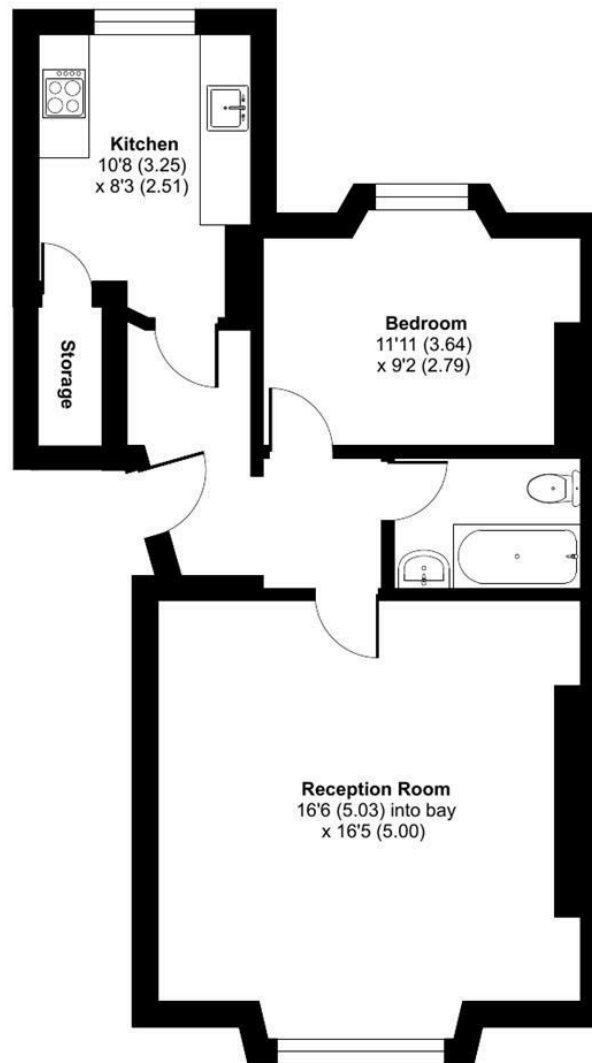
## Richmond Park Road, Bristol, BS8

Approximate Area = 581 sq ft / 53.9 sq m (excludes storage)

Loft Space = 59 sq ft / 5.4 sq m

Total = 640 sq ft / 59.3 sq m

For identification only - Not to scale



### GROUND FLOOR



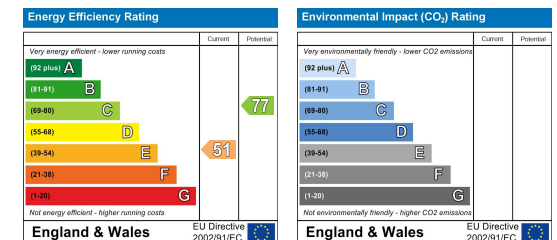
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Hollis Morgan. REF:1477385



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