

estate agents **auctioneers**

**hollis
morgan**

Garden Flat, 87 Alma Road, Clifton, Bristol, BS8 2DP

£280,000

Hollis Morgan - A bright and spacious apartment with private garden set within an attractive Grade II Listed Georgian terrace, moments from the various amenities located on Whiteladies Rd, as well as within easy reach of the City Centre, Clifton Village, Bristol UNI and Clifton Down Train Station. Allocated parking available. Chain Free

- One Double Bedroom
- Spacious Rear Garden
- Allocated Parking Space Available
- Private Entrance
- Separate Kitchen
- Excellent Location
- Ideal Investment Opportunity
- Perfect First Time Purchase
- Chain Free

The Property
A charming garden apartment superbly well located, close to a vast range of amenities, commuter links and Bristol UNI.

The property is set back from the main road and is accessed via a private entrance to the front of this attractive Grade II Listed, Late Georgian terrace.
There is a bright southerly facing reception room to the front with large double glazed window. A separate kitchen is located at the rear of the building with a range of freestanding base units, stainless steel sink, freestanding cooker as well as direct access to the rear garden.
A good sized double bedroom also looks out over the secluded courtyard and a bathroom complete with bath, with mains fed shower over, basin, low level WC and storage cupboard complete the internal accommodation.
In addition, there is a very spacious storage cupboard located off the hall.

Externally the property benefits from a generous private garden which currently has been paved with patio slabs and an allocated parking space is also available.

Location
Located within touching distance of Whiteladies Road the flat is superbly well situated, close to a broad range of amenities including; cafes, restaurants, shops and independent retailers as well as Clifton Down Train Station and Clifton Village and Bristol UNI.

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: £60 pcm

Council Tax Band: B

COVID UPDATE
Following Government advice (04.01.21) the housing market will remain open during the new lockdown in England.

Hollis Morgan are open for viewings and valuations whilst adhering to the latest social distancing and PPE rules.

Please contact us should you have any questions.

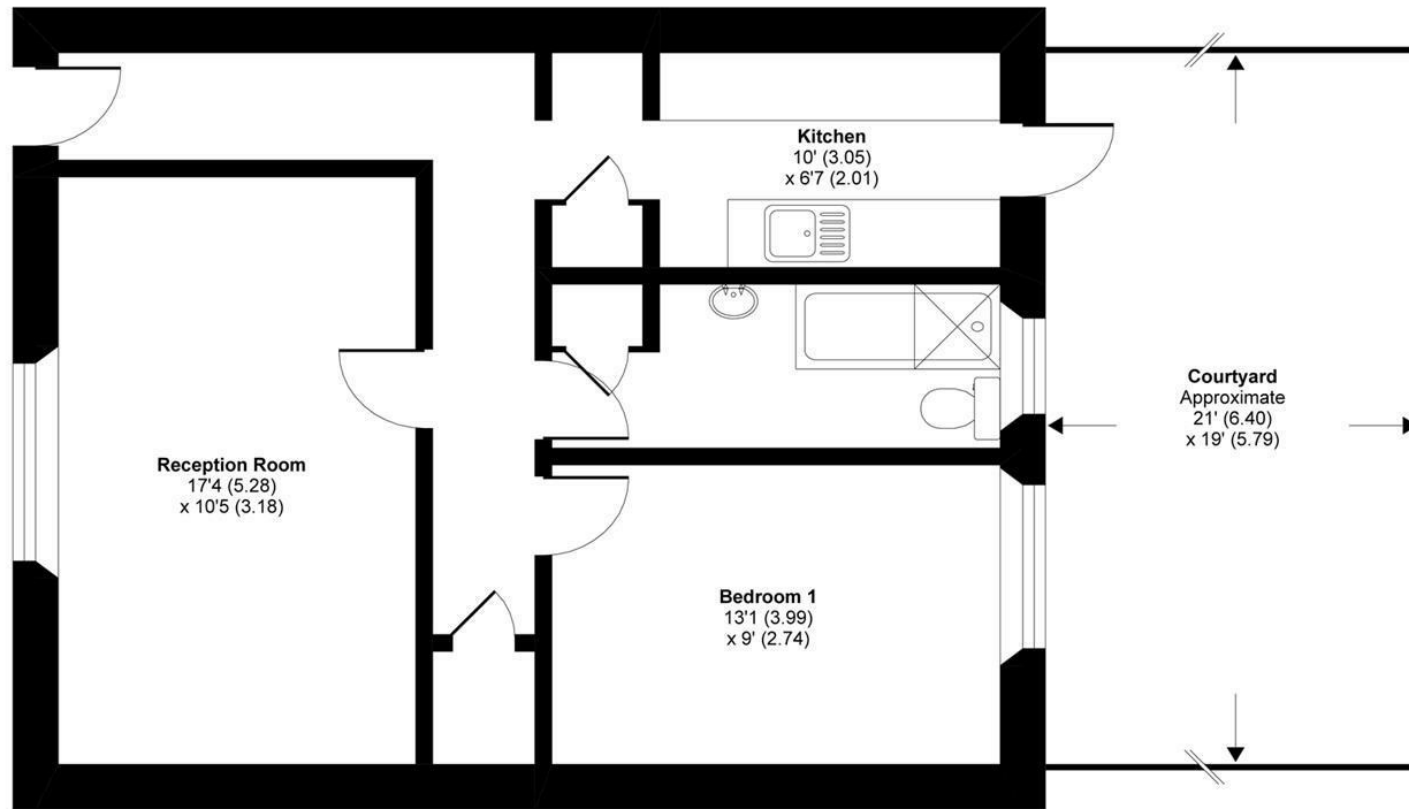
Please Note
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property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



Alma Road, Clifton, Bristol, BS8

Approximate Area = 581 sq ft / 53.9 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2021. Produced for Hollis Morgan. REF: 686136



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Hollis Morgan Property Limited, registered in England, registered no 7275716
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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