

estate agents **auctioneers**

**hollis**  
**morgan**



Top Floor Flat, 5 Melrose Place, Clifton, Bristol, BS8 2NQ

£310,000

Hollis Morgan - This two double bedroom apartment is located on the top floor of this attractive Grade II Listed Georgian townhouse. Allocated parking and chain free.

- Top Floor Apartment
- Grade II Listed Georgian Townhouse
- Fantastic Location
- Allocated Parking
- Two Double Bedrooms
- Separate Kitchen
- On The Doorstep of Local Amenities
- Short Walk From Clifton Down Train Station

**The Property**

Occupying the top floor of this attractive Georgian townhouse this spacious apartment is located amongst the vast range of amenities Whiteladies Road has to offer such as bars & restaurants and grocery shops and small boutiques as well as being only a short walk away from Clifton Down Train Station.

Internally, the property has been well looked after and would make a fantastic first time purchase or a fine addition to an investment portfolio. There is a good sized living space to the rear of the property with feature fireplace and large Sash window. A separate kitchen is set at the front of the building providing ample storage space in a range of wall and base units, laminated work surfaces, electric hob and oven, with extractor over, plumbing for dishwasher & washing machine and Sash window.

Both bedrooms are bright and airy doubles which also benefit from sash windows and the modern shower room comes complete with large walk in shower cubicle with electric shower, fitted vanity storage, basin, WC and heated towel rail.

Externally, there is an allocated parking space.

**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.

**Other Information**

Leasehold. Residue of 999 years remaining  
Management Fee: Circa £100pcm  
Council Tax Band: C

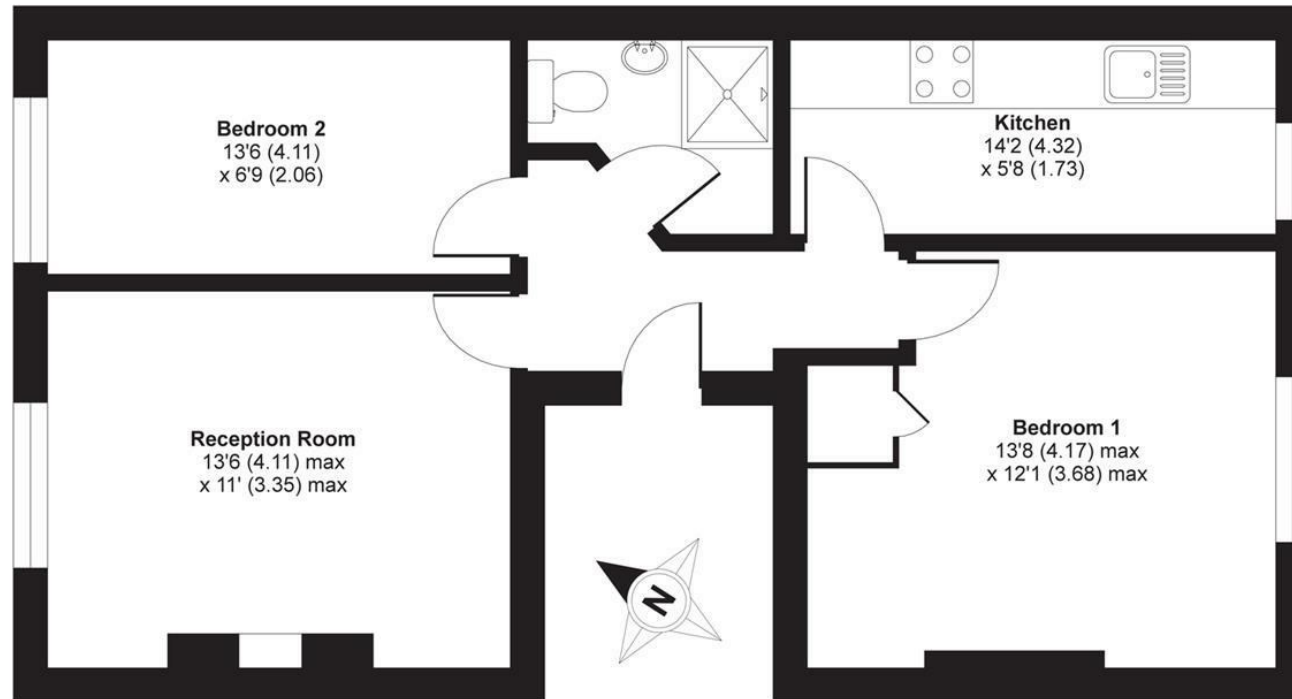
**Please Note**

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.



# Melrose Place, Bristol, BS8

APPROX. GROSS INTERNAL FLOOR AREA 581 SQ FT 53.9 SQ METRES



SECOND 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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| Energy Efficiency Rating                                                                                                                                                                                                                                                       |           | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                       |           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Current                                                                                                                                                                                                                                                                        | Potential | Current                                                                                                                                                                                                                                                                                                              | Potential |
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p> |           | <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |           |
| England & Wales                                                                                                                                                                                                                                                                |           | England & Wales                                                                                                                                                                                                                                                                                                      |           |
| EU Directive 2002/91/EC                                                                                                                                                                                                                                                        |           | EU Directive 2002/91/EC                                                                                                                                                                                                                                                                                              |           |

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