

estate agents **auctioneers**

**hollis
morgan**



3, Tempus Brighton Mews, Clifton, Bristol, BS8 2NW

£285,000

An extremely well located modern apartment with a balcony and communal terrace.

- Modern purpose built apartment
- High quality specifications
- Private balcony
- Whiteladies Road
- Open plan living
- Roof top terrace
- Lift access
- Prime Location

The Property

Located on the first floor within a modern purpose-built building is this extremely well-presented property which benefits from high quality finishes throughout and a practical open plan layout, situated in a very sought after location.

Upon entering the property, a hallway flows round to a spacious open plan kitchen/living area. A very stylish contemporary kitchen has been fitted, lined with white quartz worktops and is equipped with 'Smeg' appliances which includes an oven, induction hob, dishwasher, microwave, fridge/freezer. The room also offers space for a dining table and casual seating lounge arrangement.

On the opposite side of the property the accommodation provides a large double bedroom with built in wardrobes. Adjacent is a 3-piece bathroom which has been elegantly tiled and fitted with 'Roca' sanitaryware. There is a waterfall shower over the bath and a cupboard with LED lights surrounding.

A generous balcony with glass doors and floor to ceiling windows completes the property and providing additional outside space.

The building also boasts a large rooftop terrace that provides outdoor furniture & lighting, this is also located on the first floor.

New purpose-built developments are rare in this area and always prove to be very popular, we highly recommend viewing.

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.

Further Information

Management Fee - TBC

Ground Rent - TBC

Lease years remaining - TBC

Please Note

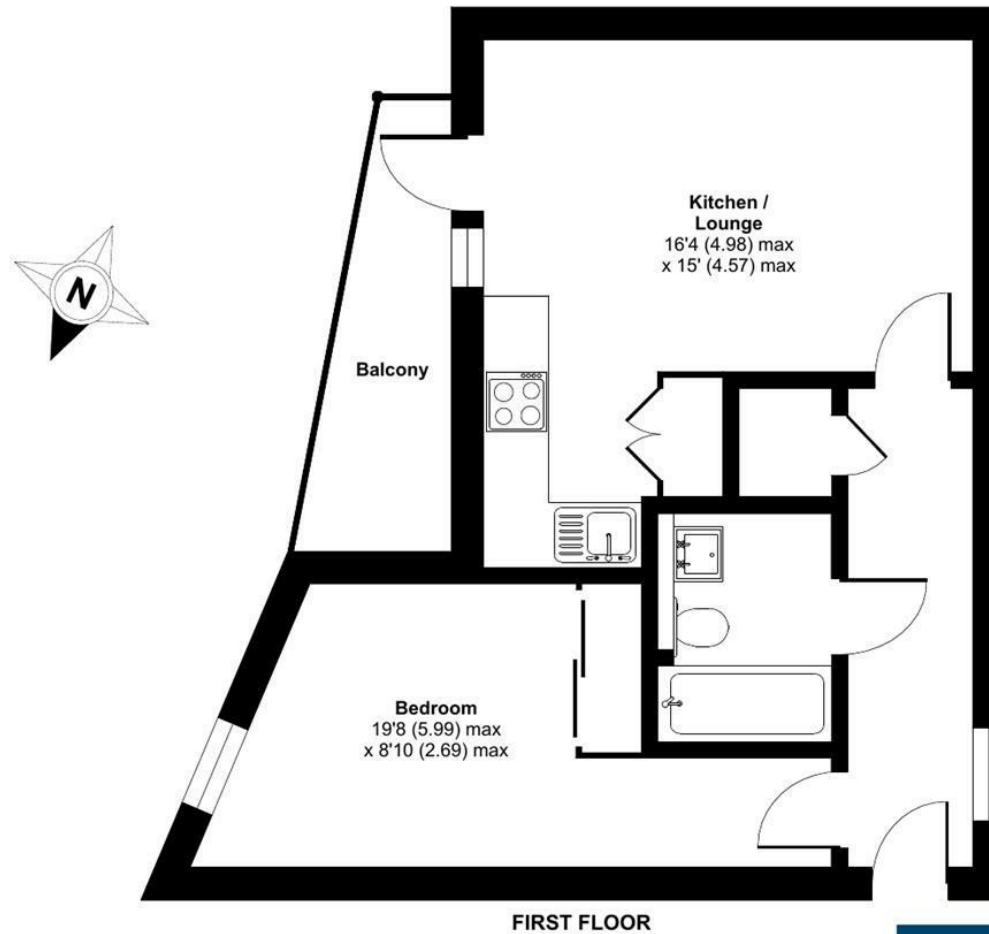
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Brighton Mews, Bristol, BS8

Approximate Area = 442 sq ft / 41.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2024. Produced for Hollis Morgan. REF: 1077136



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

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