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morgan**

Flat G, 20 Richmond Terrace, Clifton, Bristol, BS8 1AA
Offers In Excess Of £200,000

A charming top floor period apartment, set within a listed building moments from Clifton Village.

- Period property
- Modern finish throughout
- Double bedroom
- Open plan living space
- Gas central heating
- Private residents gardens
- Ideal location
- No onward chain

The Property

The flat is situated on the top floor of this impressive Georgian building located in a popular Clifton location a short walk from Bristol University.

Upon entry to the building, you are welcomed by a large communal entrance hallway with sweeping staircase to all flats.

The apartment consists of a hallway leading to an open plan kitchen/living area, good size double bedroom and shower room. The apartment is decorated in neutral colour throughout and with solid oak flooring in the main reception room and hallway and newly laid carpet in the bedroom.

Outside the property, and accessed via a coded gate, are the communal gardens exclusively for the enjoyment of Richmond Terrace’s residents. The gardens offer a haven of greenery with mature planters, flower beds, outdoor seating and even vegetable beds for growing various fruit and veg of your choosing.

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 from 1st August 2007

Management Fee: currently £2003 pa but to be reduced to IRO £1100 pa

Council Tax Band: B

Please Note

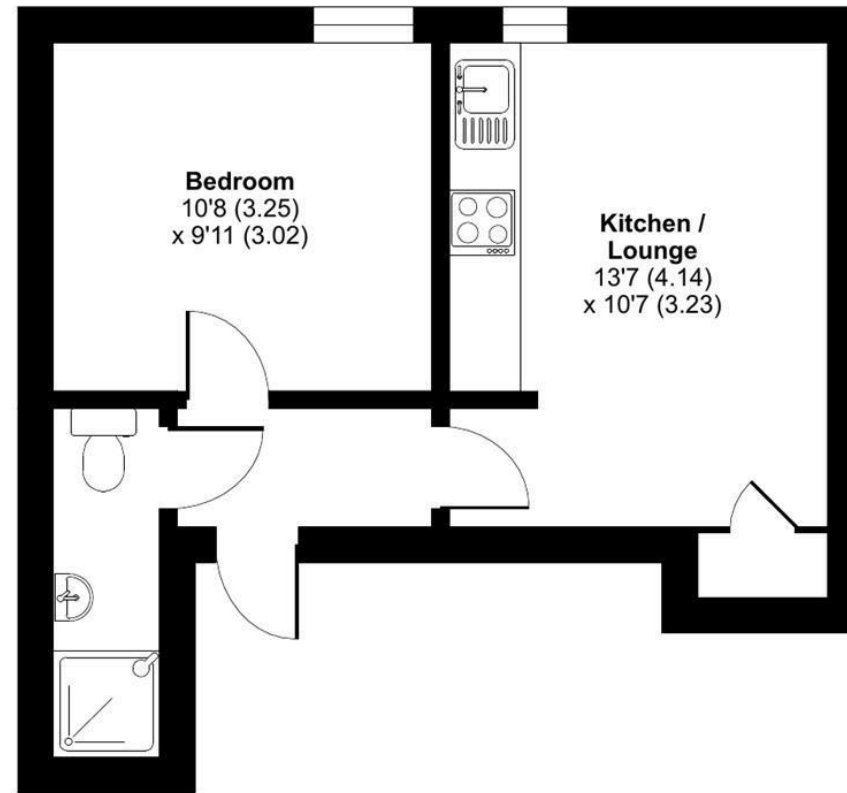
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Richmond Terrace, Clifton, Bristol, BS8

Approximate Area = 325 sq ft / 30.2 sq m

For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Hollis Morgan. REF: 1108402



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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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