



10 Wellington Terrace, Clifton, Bristol, BS8 4LE

£345,000

A light and airy two double apartment positioned in the heart of Clifton village. Balcony area and no onward chain.

- Clifton Apartment
- Two Double Bedrooms
- Balcony
- Ample Storage Space
- Gas Central Heating
- Fine Views
- No Onward Chain

#### The Property

An rare opportunity to acquire a very appealing property which is situated on the upper floors of a handsome terrace, this well-proportioned apartment offers pleasant views and a generous footprint of circa 690 sq ft feet. Internally the apartment has been well maintained since ownership but could benefit from some basis cosmetic updating.

Upon entry you're greeted by an entrance hall which provides access to a charming outside terrace area and large storage cupboard, the kitchen comprises matching wall and base units with laminated worksurfaces, tiled splash backs, sink drainer and space for appliances. A gas combination boiler is also situated in the pantry area.

A well appointed lounge area also runs off the main entrance hall, complete with sash windows to front elevation and fireplace. Bedrooms 1 & 2 are both comfortable double rooms with No1 prospering from integrated wardrobes/storage. A three piece bathroom with low level W.C, basin and bath with overhead shower completes the accommodation.

#### Location

Clifton Village is one of the most unique and sought after locations in the City. From its very early days as a Spa destination to the later Georgian and Victorian influences Clifton offers charm at every turn from the fine sweep of Royal York Crescent to the grandeur of Victoria Square. At its heart lies the picturesque "Village" offering an eclectic range of independent shops, boutiques, cafes, bars and restaurants including Cote, The Ivy and the Avon Gorge Hotel. 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

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#### Other Information

Other Information - Tenure: Leasehold  
Management Fee: £37.50 pcm  
Management Company: TBC  
Ground rent: £10 pa  
Council Tax Band: C





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