estate agents auctioneers

hollis morgan

TTF, 3 York Place, Clifton, Bristol, BS8 1AH

£499,950

A light and airy three bedroom/ two bathroom maisonette set in a fine Georgian building. No Onward Chain.

- Top Floor Maisonette
- Period Conversion
- Full Width Lounge
- Seperate Kitchen
- Two Bathrooms
- Gas Central Heating
- No Onward Chain

The Property
Offering spacious 1100 sq ft accommodation this well presented apartment occupies the upper levels of an attractive grade II listed terrace, access is provided via communal hallway which leads into an impressive full width lounge with multiple sash windows. The kitchen is modern fitted with laminated work surfaces, tiled splash backs and matching wall/base units. A integrated dishwasher and full height fridge/freezer is also provided not to mention a free standing gas cooker with overhead extractor fan. A gas combination boiler is also present. Also situated on this level is a separate bathroom/utility area complete with W.C and basin.

The top floor of the property consists of a cleverly constructed mezzanine which is situated on the central stair, the three bedrooms are all well proportioned with No1 & 2 comfortable double rooms. Completing the accommodation is a three piece bathroom suite with mains fed shower over bath, W.C and wash basin.

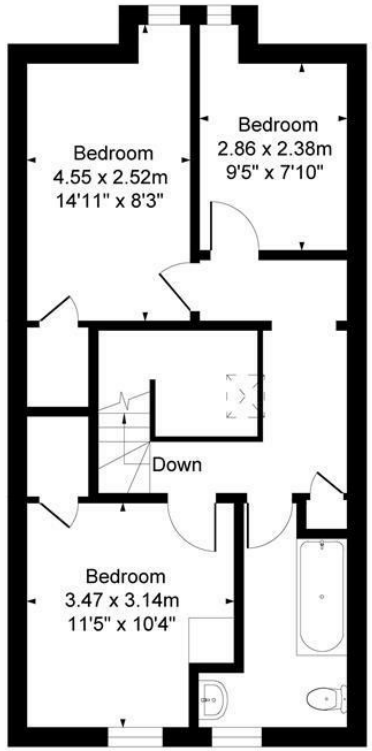
Location
Clifton and the surrounding areas, with its Victorian and Georgian architecture, are amongst the most sought after locations in the City. The area offers charm alongside excellent amenities with independent shops, boutiques, cafes, bars and restaurants to be found on both Whiteladies Road and 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 fees: £75 pcm

Please Note
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 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. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. 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. Please note that in some instances the photographs may have been taken using a wide angle lens.

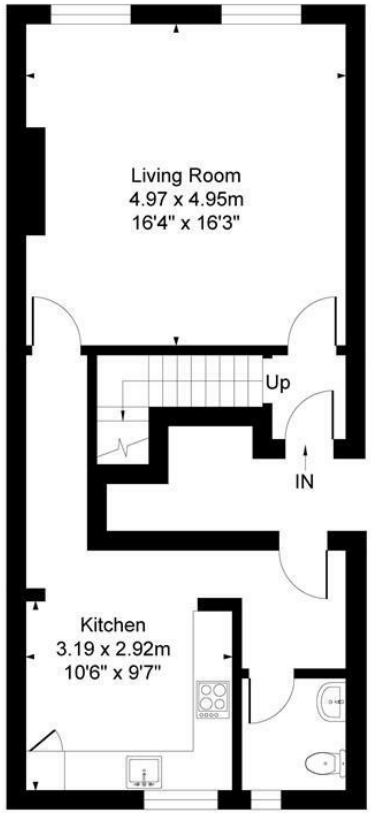
APPROX. GROSS INTERNAL FLOOR AREA 1108 SQ FT 102.95 SQ METRES

TOTAL APPROX. 557 SQ FT 51.76 SQ METRES



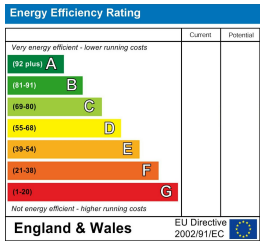
FIRST FLOOR

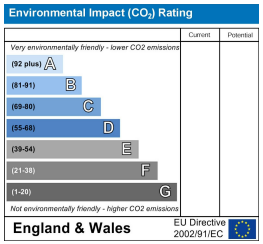
TOTAL APPROX. 551 SQ FT 51.19 SQ METRES



GROUND FLOOR

Illustrated for identification purposes only, measurements are approximate, not to scale.





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