Top Floor Flat, 31 Cornwallis Crescent, Clifton, Bristol, BS8 4PH

£360,000

Hollis Morgan - A conveniently located and immaculately presented apartment situated at the top of this iconic period terrace with stunning far reaching views over the harbourside. The property also features a range of period details as well as vaulted ceilings.

- Top Floor Apartment
- Grade II* Listed Terrace
- Far Reaching Panoramic Views
- Two Double Bedrooms
- Separate Kitchen
- Period Details
- Vaulted Ceilings
- Immaculately Presented
- No Onward Chain

COVID UPDATE
Following Government advice (04.01.21) the housing market will remain open during the new lockdown in England.

Hollis Morgan are open for viewings and valuations whilst adhering to the latest social distancing and PPE rules.

Please contact us should you have any questions.

The Property
Occupying the top floor of this attractive and imposing Grade II* listed Georgian terrace, a stones throw from the vast range of attractions and amenities found in Clifton Village.

The property has been meticulously looked after during the current ownership and is presented superbly well throughout.

The reception room is located at the rear of the building and benefits from period feature fireplace, stunning vaulted ceilings with skylight, exposed brickwork and beams as well breath-taking panoramic views across the harbourside and countryside beyond.
There is recently installed separate kitchen which boasts a range of classic shaker style units, composite granite worktops, induction hob, extractor hood, oven and an integrated dishwasher and fridge/freezer.

Both bedrooms are good sized doubles with the spacious master benefiting further again from the impressive vaulted ceilings, skylight and exposed details.

Further benefits include 2 storage cupboards in the hall as well ass access to a south facing communal residents garden located to rear of the terrace.

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.

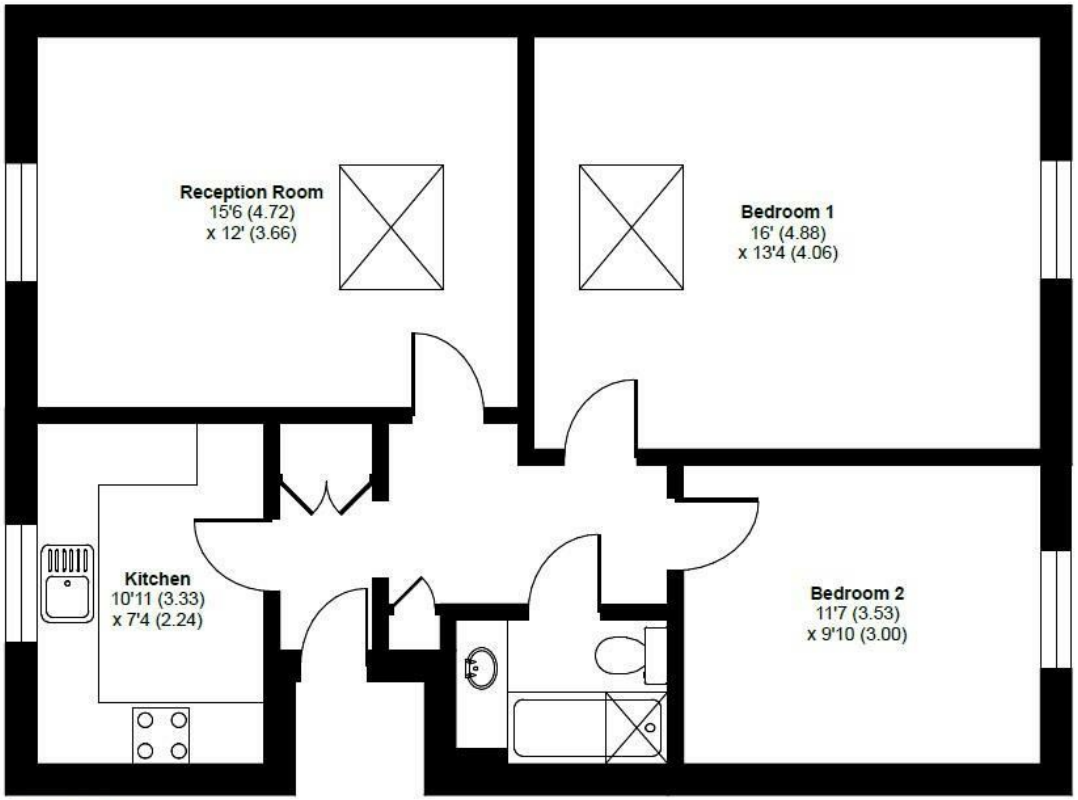
Other Information
Leasehold: reminders of 999 years
Management Fee: £55 pcm and increasing to £65 in April 2021
Ground rent: included in Management Fees

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.

Cornwallis Crescent, Clifton, Bristol, BS8

Approximate Area = 737 sq ft / 68.4 sq m

For identification only - Not to scale



THIRD FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Hollis Morgan. REF: 679037

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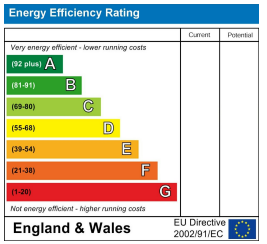

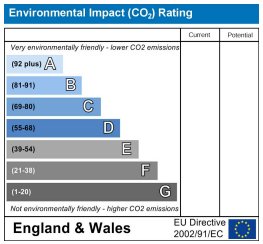

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