

Flat 6, Essendene The Avenue, Clifton, Bristol, BS8 3GF

£475,000

A generously proportioned three-bedroom top-floor flat extending to 903 sq ft, ideally positioned in the sought-after area of Clifton. Gated Allocated Parking.

- Spacious 3 bedroom top-floor flat
- Ensuite bathroom
- Excellent opportunity for modernisation
- Desirable location
- Allocated parking
- Gas central heating

The Property
Offering excellent living space, three double bedrooms and allocated parking, the property offers an exciting opportunity for buyers looking to update and modernise a spacious home.
Upon entering, you are welcomed into a spacious hallway, with a useful storage cupboard conveniently located next to the front door. The hallway provides access to all rooms and offers a great sense of space from the outset.
The generously sized kitchen provides an excellent amount of storage, with extensive cabinetry and worktop space arranged across three walls. The kitchen is positioned next to the large living room, offering a practical layout. The living room is a particularly impressive space, benefiting from generous proportions, a feature fireplace and large windows that allow plenty of natural light to flood the room.
There are three well-proportioned double bedrooms. One of the bedrooms benefits from its own ensuite, fitted with a three-piece suite comprising a bath with overhead shower, WC and wash basin.
The remaining two bedrooms are served by a separate family bathroom, conveniently positioned nearby and fitted with a shower, WC and wash basin.

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.

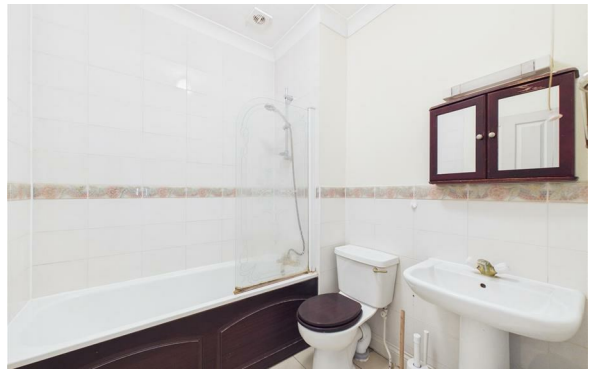
Other Information
Leasehold - 836 Years remaining
Management Fee: £294pcm.

Council Tax Band:

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.









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Approximate total area(1)

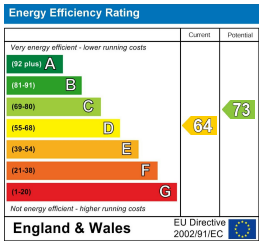
83.9 m²

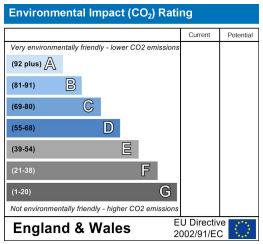
903 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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