

estate agents **auctioneers**

**hollis
morgan**

FFF, 67 Pembroke Road, Clifton, Bristol, BS8 3DW
£599,950

Rare to the market - A magnificent 1300 sq ft first floor three bedroom apartment in need of modernisation with study, terrace and rear garden.

- First Floor Conversion
- West Facing Garden
- Period Conversion
- Opportunity to Improve & Renovate
- Three Bedrooms
- Study
- Prime Location
- Bright & Spacious
- Generous Terrace

The Property

Firstly, you notice the charming period features that you would expect from a property of this era, with original period covings, cornices and traditional wooden doors with brass fittings in addition to attractive high ceilings and proportions.

To the front of the property is a large reception room and bedroom two, both with featured fireplaces and original hardwood flooring throughout, in addition to original sash windows.

Inside the kitchen you have an array of pantry cupboards and a well-positioned skylight window.

The Study and the two additional bedrooms complete the accommodation. The spacious master bedroom offers bounds of space and benefits from outlooks on the large, matured garden which belongs to the property. The bedroom adjacent with its traditional lead lined windows gives the room an elegant touch.

A tiled family size bathroom with side window completes the accommodation.

The property benefits further from a large first floor private terrace and generous west facing rear garden.

Gardens of this size and orientation are rare to the market in Clifton, meaning there is a great opportunity to create a beautifully designed outdoor space.

This is a fantastic opportunity to acquire a sizeable property in a very desirable part of Clifton with the possibility of putting your own stamp to create a wonderful home.

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.

Management Fee: £140 pcm

Ground rent: £40.75 shared with 7 flats in the building

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.



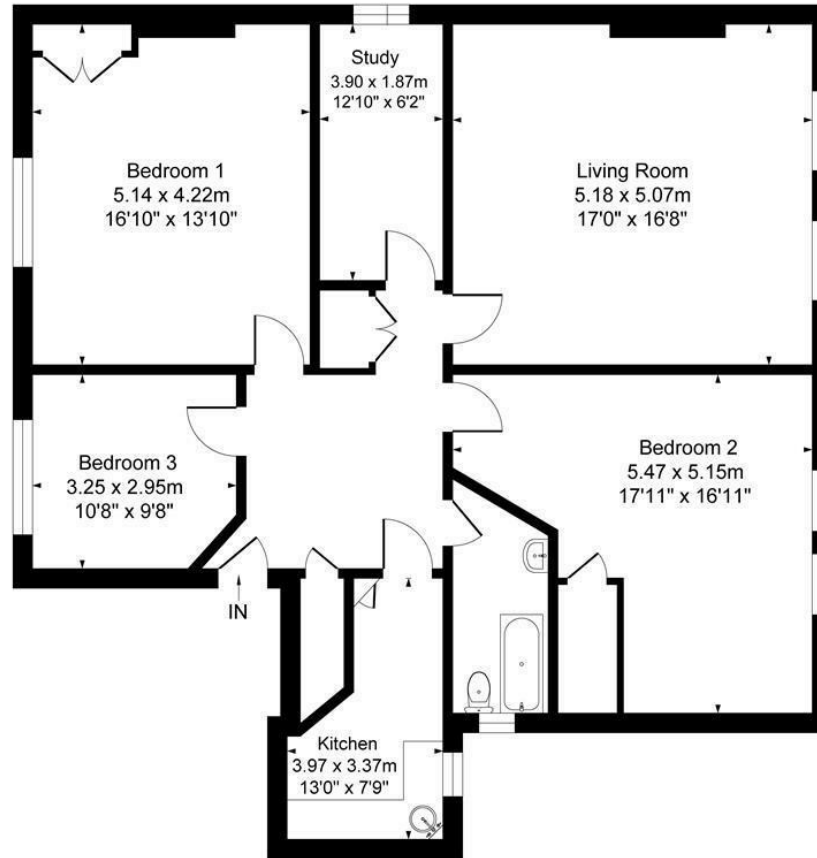
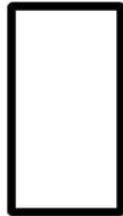


APPROX. GROSS INTERNAL FLOOR AREA 1290 SQ FT 119.85 SQ METRES

TOTAL APPROX. 1290 SQ FT 119.85 SQ METRES



Balcony
3.26 x 1.64m
10'8" x 5'5"



FIRST FLOOR

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

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>80</p> <p>61</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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