estate agents **auctioneers**

hollis morgan

TFF, 12 Pembroke Road, Clifton, Bristol, BS8 3AX

Guide Price £355,000

Hollis Morgan - A bright & airy two bedroom top floor apartment with private balcony situated in a ideal Clifton location.

- Top Floor Apartment
- Period Conversion
- Seperate Kitchen
- Large Private Balcony
- Gas cental heating
- Great Location
- Loft Space
- Use of Arlington Garden
- No Onward Chain

The Paragraph
This bright and spacious flat is located on the top floor of this charming period building which is situated short walks from all the amenities in Clifton Village as well as those found on Clifton Triangle, Whiteladies Road & Park Street.
Thanks to well positioned sky lights and large period sash windows, the property is remarkably light and airy throughout whilst providing pleasant outlooks.
The living space is a good sized room with a view out to the front and a wrought iron feature fireplace.
A modern kitchen can be found to the rear of the property which provides a range of wall and base units with tiled splash-backs. There is also an integrated gas hob and electric oven, stainless steel sink / drainer with mixer tap over as well as plumbing for washing machine and a gas combination boiler.

The master bedroom is a good size room which also provides access to the large private balcony. In addition there is an equally good sized second bedroom as well as a well appointed fully tiled bathroom with natural light, underfloor heating mains fed shower over bath, basin, WC and electric shaver point.

Location - Clifton
Clifton 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 and 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 Fee: £30.00 pcm.

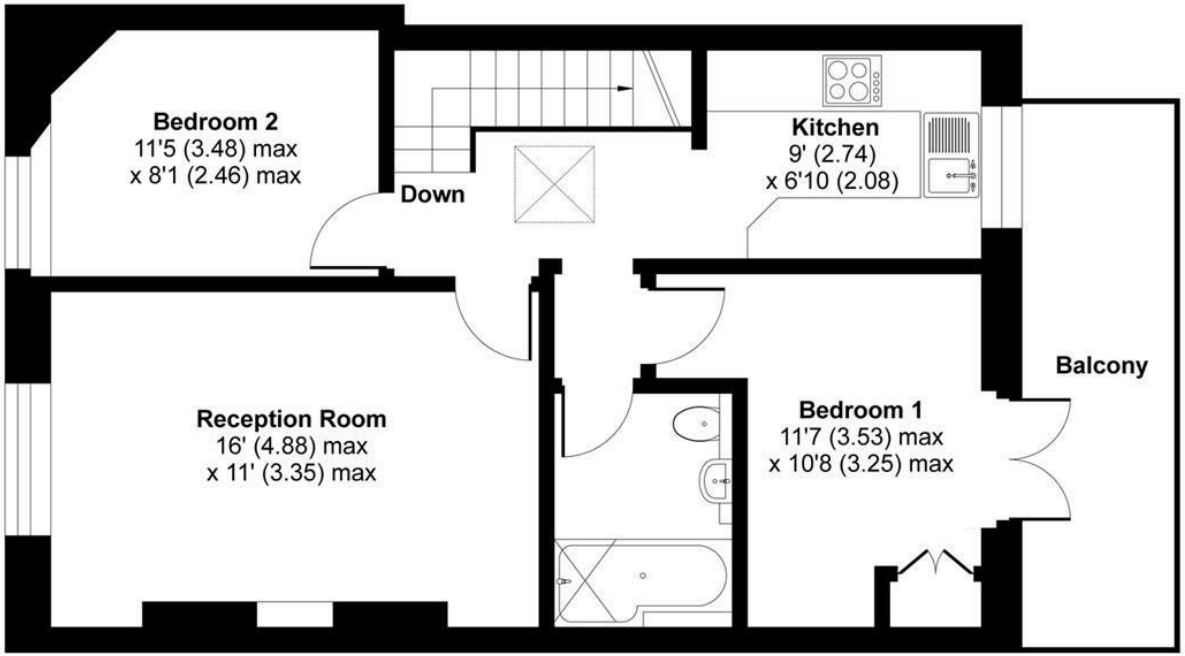
Council Tax Band:

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.

Pembroke Road, Clifton, Bristol, BS8

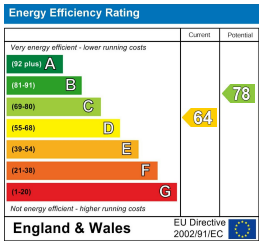
Approximate Area = 618 sq ft / 57.4 sq m

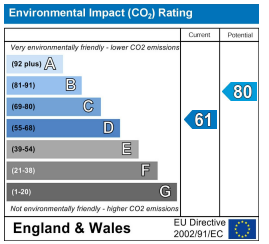
For identification only - Not to scale



RICS 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: 603374





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