

estate agents **auctioneers**

**hollis
morgan**



First Floor Flat, 7 Gloucester Row, Clifton Village, Bristol, BS8 4AW

£385,000

Hollis Morgan - A stunning flat situated on the first floor of this imposing Grade II Listed building in the heart of Clifton Village. Chain Free

- Clifton Village Location
- Stunning Period Building
- First Floor Flat
- Private Balcony
- Pleasant Views
- Residents Parking
- Gas Central Heating
- Chain Free

The Property

This spacious flat is located on the first floor of this stunning Grade II listed period town house on Clifton Village's iconic Gloucester Row within a moments walk from the village itself, green open spaces and Brunel's world renowned Clifton Suspension Bridge.

The striking reception room oozes period details such as ornate ceiling rose, intricate cornice, typically high ceilings, feature pillars and working shutters and is the main focal point of the property. Dominating the room and providing plenty of natural light, there is a large sash window to the front which provides access to a private roof terrace as well as offering fine views over the green opposite and towards the suspension bridge.

There is a well equipped kitchen with a range of solid oak shaker style wall and base units with a earthstone worktop and tiled surrounds, stainless steel sink with mixer tap over, plumbing for dish washer and a range of integrated appliances including electric hob, oven with extractor over, fridge and washing machine.

Both bedrooms benefit from a feature box bay window to the rear and a well finished bathroom, with mains fed shower over, basin and WC complete the accommodation.

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.

Tenure & Management Info

Management fee: £120 pcm
Leasehold - Residue of 999 years remaining
Share of freehold
Council Tax Band: D

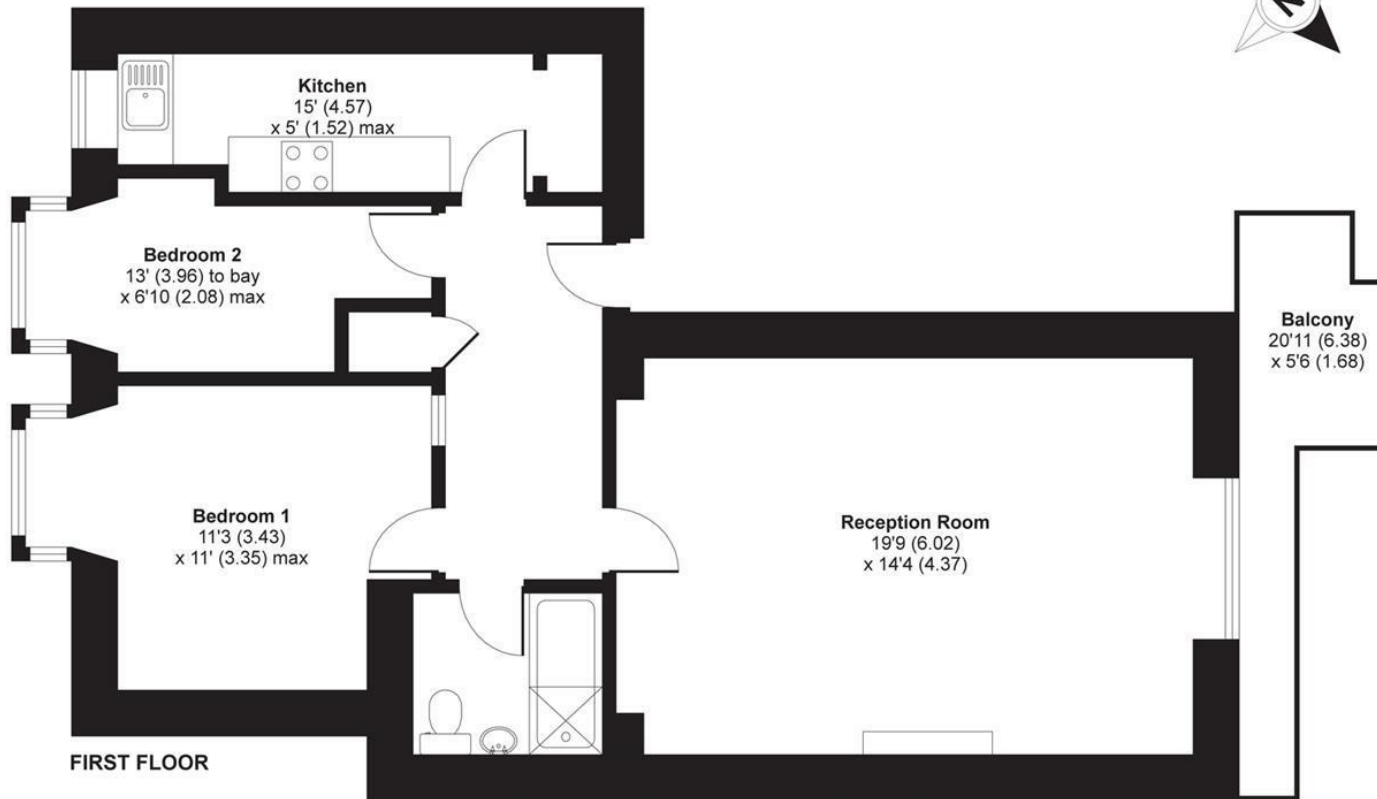
Please Note

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.



Gloucester Row, Clifton, Bristol, BS8

APPROX. GROSS INTERNAL FLOOR AREA 756 SQ FT 70.2 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Hollis Morgan Property Limited, registered in England, registered no 7275716
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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