

estate agents **auctioneers**



3, The Old Exchange Clarence Road, Old Market, Bristol, BS2 0NR

£399,950

A truly stunning and unique conversion which offers generous 1000 sq ft accommodation with 14 ft high ceilings, balcony, two parking space and storage area.

- Stunning Conversion
- Central Location
- Quality Finish
- 14 Ft High Ceilings
- 1000 Sq Ft
- Storage Utility Area
- Gas Central Heating
- Two Parking Spaces
- No Onward Chain
- Balcony

The Property

The Old exchange has been sympathetically renovated into a modern and elegant development of just six individual apartments. Accessed via an impressive communal entrance/staircase the property is located on the first floor of this unique conversion, upon entry you're greeted by light filled accommodation with polished stone flooring throughout. The living/ kitchen area offers generous (23 x 19) proportions complete with a balcony (accessed via French doors) and is an ideal area to entertain. The kitchen itself offers a range of matching wall and base units, integrated appliances and granite worksurfaces.

Located within close proximity are two generous sized double bedrooms each of which with inbuilt wardrobes. The bathroom has been impressively clad in marble style tiles with large shower, low level W.C and basin, all of which offering quality fittings. The property benefits further from gas central heating and has a separate utility/storage area, not to mention two parking spaces.

Location

With a rich history spanning four centuries, Bristol's modern day Old Market district has a unique character built from its vibrant residents and businesses alike. You will discover an eclectic blend of vintage stores and independent shops mixed with cool cafés, bars and restaurants as well as art and music venues. On its doorstep, the bustling bars, cafés, theatres and shops of the city centre are all within easy reach and the renowned Cabot Circus shopping centre is just a short walk away.

Voted 'best place to live' by The Sunday Times in 2017, the city is renowned for its rich heritage and vibrant culture. Birthplace of 'Banksy' and home to Brunel's Clifton Suspension Bridge, Bristol plays host to the Bristol Harbour Festival and Bristol International Balloon Fiesta annually, bringing excitement and colour to this already thriving modern city.

Further Information

Leasehold - 118 year lease

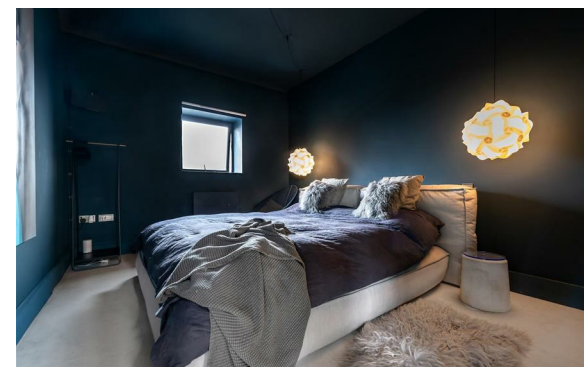
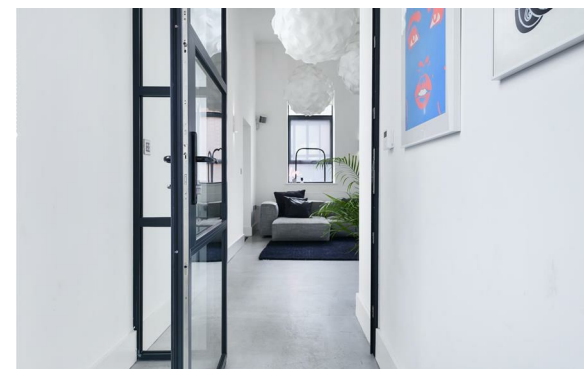
Ground rent: £100 pa

Management company: DNA Property Management

Management fees £123 pcm

Please Note

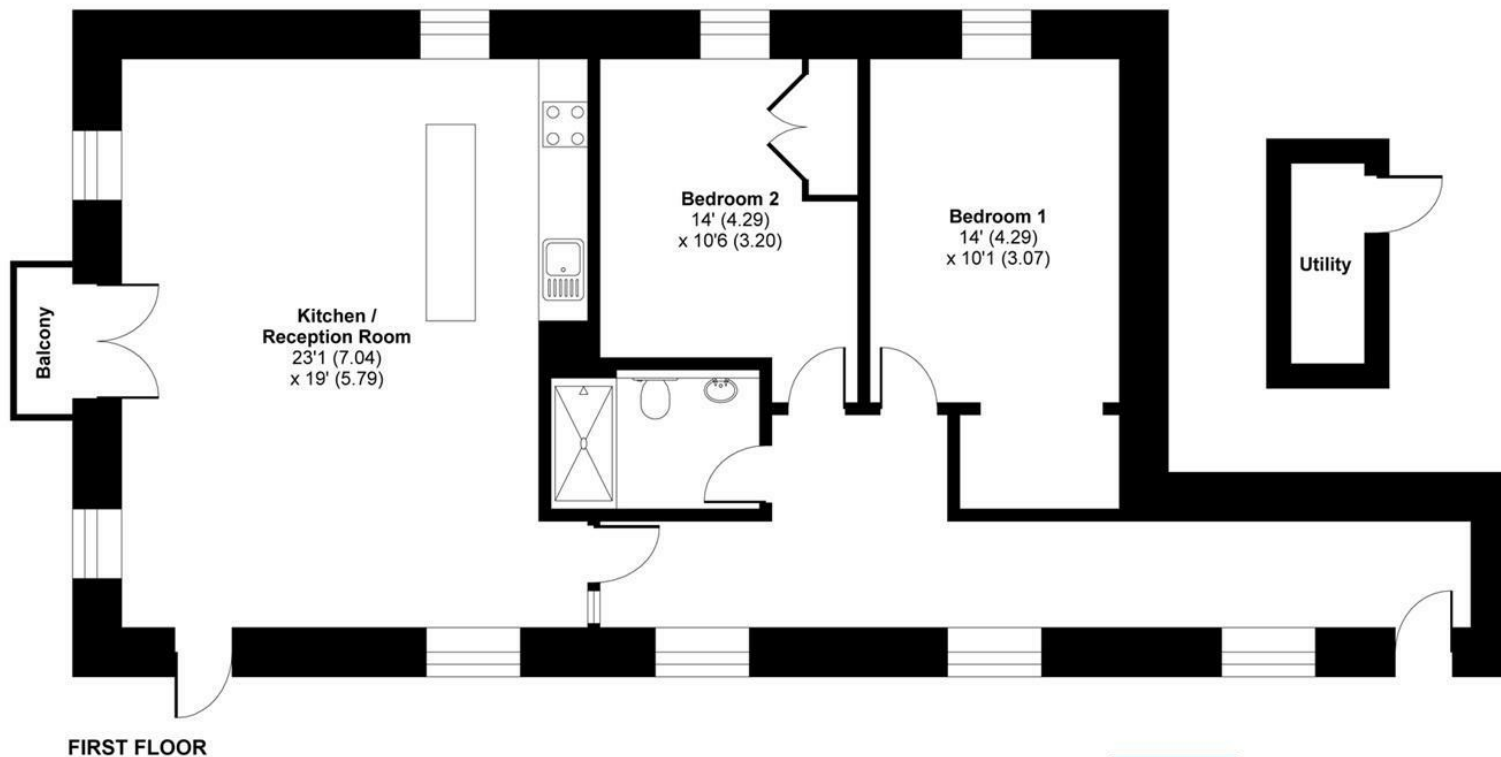
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan 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.



The Old Exchange, Clarence Road, Old Market, Bristol, BS2

Approximate Area = 1004 sq ft / 93.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checom 2021. Produced for Hollis Morgan. REF: 791130



TEL | **0117 933 9522** | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered no 7275716
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	84		

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	84		

England & Wales EU Directive 2002/91/EC

hollis
morgan
