



Hall Floor Flat, 67 Pembroke Road, Clifton, Bristol, BS8 3DW

£350,000

Hollis Morgan - A spacious two bedroom flat occupying the hall floor of this beautiful period property. Stunning period features and a fantastic location.

- VIRTUAL TOUR AVAILABLE
- Stunning Detached Property
- Hall Floor Flat
- Original Period Features
- Popular Location
- Easy Walking Distance to Clifton Village & Whiteladies Road
- A Rare Opportunity to Buy a Property of This Nature
- New Double Glazed Windows
- Gas Central Heating

#### VIRTUAL TOUR

Copy & paste the below link for a virtual walk through:

<https://youtu.be/YsLJzIF64Tg>

#### The Property

Occupying the ground floor of this imposing period detached property, this well proportioned property takes full advantage of some stunning period features, grand ceiling heights as well as the vast range of amenities both Clifton Village and Whiteladies Road has to offer.

The property is well presented but has potential to further improve if felt necessary.

The building itself is in good order making this a rare opportunity to acquire a period hall floor conversion on one of the most desirable roads in Clifton with the added bonus of being able to update & decorate the property to specific tastes whilst adding value.

The reception is a beautiful room with the large bay window providing the main focal point. Full height windows allows for plenty of natural light to fill the generously proportioned space.

There is a separate kitchen which is a good sized space and currently provides ample cupboard space, sink and plumbing for washing machine, freestanding electric cooker and combi boiler.

Both bedrooms benefit from plenty of glazing with the master a good sized double.

A family bathroom completes the accommodation and offers a mains fed shower over bath, basin and WC.

The current owners of the property have recently installed new double glazed sash windows throughout the property.

#### Location

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. 999 years

Management Fee: TBC

Council Tax Band: C

#### Please Note

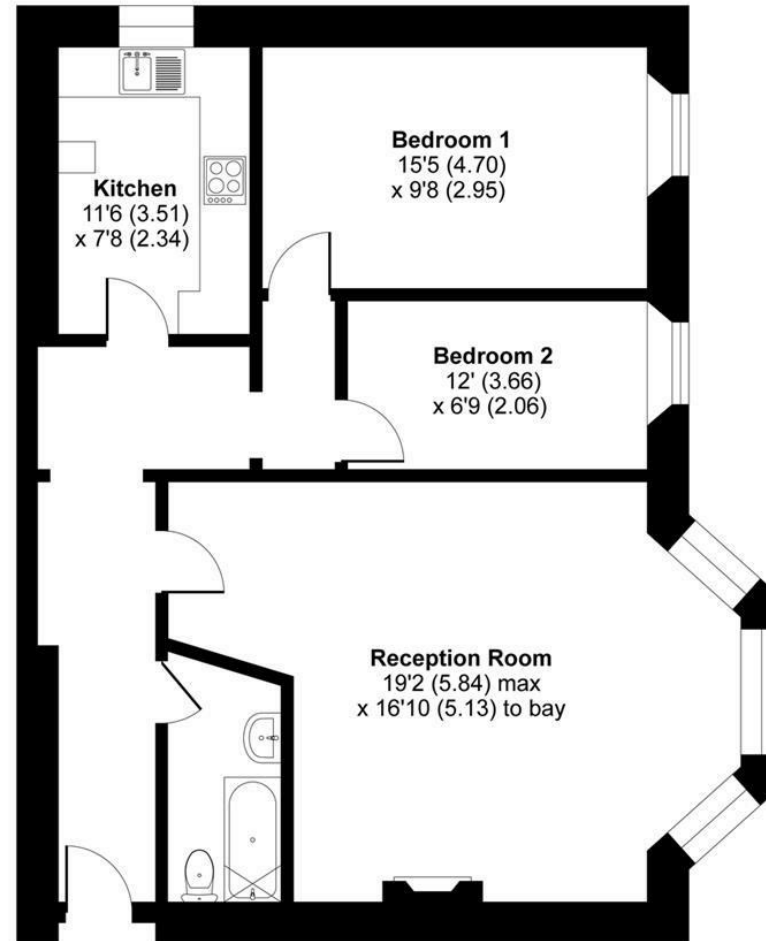
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# Pembroke Road, Clifton, Bristol, BS8

Approximate Area = 843 sq ft / 78.3 sq m

For identification only - Not to scale



GROUND FLOOR

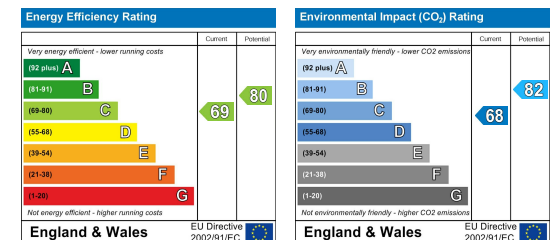


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2020. Produced for Hollis Morgan. REF: 594642

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